

South Ayrshire Council

**Report by Director - Place
to South Ayrshire Council (Special)
of 10 March 2022**

**Subject: Supplementary Guidance: Maintaining an Effective
Housing Land Supply and Housing Site Design Briefs**

1. Purpose

- 1.1 The purpose of this report is to seek Council's approval for the South Ayrshire Local Development Plan 2's Supplementary Guidance in respect of Maintaining an Effective Housing Land Supply and Housing Site Design Briefs and to submit these to the Scottish Government for adoption.

2. Recommendation

2.1 It is recommended that the Council:

2.1.1 approves the Supplementary Guidance: Maintaining an Effective Housing Land Supply (Appendix 1) and the Supplementary Guidance: Housing Site Design Briefs (Appendix 2) for submission to Scottish Ministers for adoption; and

2.1.2 agrees that the Service Lead – Planning and Building Standards may make any further non notifiable modification/ corrections to text/ grammar/ illustrative material prior to submission to Scottish Ministers.

3. Background

- 3.1 The proposed Local Development Plan 2 (LDP2), as detailed in the corresponding report to 10 March 2022 Council, is recommended for adoption. Once LDP 2 is adopted it will replace the existing South Ayrshire Local Development Plan and the Town Centres and Retailing Local Development Plan. Any Supplementary Guidance associated with the previous LDPs fall on adoption of LDP 2.

- 3.2 LDP 2 specifies a series of Supplementary Guidance (SG) that require to be prepared and adopted to ensure the full implementation of the Plan. Scottish Government Circular 6/2013: Development Planning states that SG adopted and issued in connection with LDP 2 will form part of the development plan, and so will have equivalent status in determining planning applications. As a result, LDP 2 and its associated SG provide the policy framework against which all planning applications/

applications are required to be assessed against. The two pieces of SG in this report are considered crucial for the full implementation of LDP 2. Further SG will be submitted to Council for consideration, as soon as possible, after adoption of LDP 2.

4. Proposals

- 4.1 The Maintaining an Effective Housing Land Supply SG provides further detailed guidance on the policy framework should a shortfall emerge in effective 5-year housing land supply identified through the Annual Housing Land Audit and highlights how the Council will consider residential development proposals in this context. It sets out a two-stage process on how this assessment is to be undertaken. The SG also details what the applicant is required to provide to demonstrate that their proposed site is in accordance with, and does not jeopardise, the spatial strategy of LDP 2, where a shortfall in the five-year effective land supply has been conclusively demonstrated. For the information of members, there is no overall housing land shortfall within LDP 2.
- 4.2 The Housing Site Design Briefs SG provides additional detail to ensure allocated housing sites within LDP 2 are developed to the highest standard and create integrated and successful places. The SG also highlights where developer contributions will be required. As part of this SG, the strategic expansion of South East Ayr is also included and provides the Council's expectations of how the site is to be developed and what it requires to provide (in terms of design and infrastructure) to ensure that it creates and delivers a liveable, healthy and thriving community, which is integrated into the existing settlement of Ayr.
- 4.3 For the Maintaining an Effective Housing Land Supply SG, the most significant change from the draft document has been the removal of the 49 housing units or less requirement. This change is to ensure the SG is in line with Scottish Planning Policy. In relation to Housing Site Design Briefs SG there are minor changes made to the following housing development site briefs: Dunlop Terrace, Westwood Avenue, Afton Avenue, Aldersyde Avenue and Buchan Road. Appendices 3 and 4 provide a summary of the representations made during the consultation period and highlight where the representation has led to a modification in the final document.
- 4.4 The LDP2 Examination Report made changes to the Maintaining and Protecting Housing Land Supply policy, which is required to be reflected in the Maintaining an Effective Housing Land Supply SG to ensure that they mirror the Reporter's recommended changes. Furthermore, the Reporter's changes to Appendix D of LDP2 resulted in changes to text and plans for the following housing site design briefs: Dunlop Terrace, Westwood Avenue, Afton Avenue, Alderside Avenue and Buchan Road. The Reporter's recommended changes also sought to provide greater clarity in terms of the "developer requirements" for open space improvements associated with each of the sites.
- 4.5 The South East Ayr housing site design brief has been altered to reflect the Reporter's comments to ensure that there is a structured and comprehensive approach to the development of the site through a Masterplanning process. The Reporter also highlighted the extensive infrastructure investment required to deliver the site (tied to the Transport Appraisal) and the need to look at alternative options for its delivery and a structured way of distributing the costs of this infrastructure.

4.6 The Council is asked to approve the Maintaining an Effective Housing Land Supply and Housing Site Design Briefs SG and agree to submit the two Supplementary Guidance documents (Appendices 1 and 2) to the Scottish Ministers, as required under Town and Country Planning (Scotland) Act 1997, (as Amended) and the Development Planning (Scotland) Regulations 2008, for adoption. Following a 28-day period, unless extended by Scottish Ministers, the Council can formally adopt the SG. Due to the current workload of Scottish Ministers, they are taking longer than the 28-day period, and in some instances are taking up to 72 days, to consider adoption of LDP's and SG; therefore, adoption of the SG is anticipated to be in June 2022 based on current trends.

4.7 These pieces of SG, on formal adoption, will ensure that there is further guidance for potential applicants to assist them in creating inclusive sustainable residential developments that are well connected, distinctive, contribute towards our climate change targets, and help encourage healthier lifestyles.

5. Legal and Procurement Implications

5.1 The recommendations in this report are consistent with legal requirements.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 The costs associated with the publication of the SG will be met from existing budgets

7. Human Resources Implications

7.1 There are no human resource implications arising directly from the recommendations of this report.

8. Risk

Risk Implications of Adopting the Recommendations

8.1.1 There are no risk associated with adopting the recommendations of this report.

Risk Implications of Rejecting the Recommendations

8.2.1 In contrast, rejecting the recommendations of this report would delay adoption for the SG and create a policy void, which could lead to less well-planned development, loss of development contributions, appeals, and more development on unallocated sites.

9. Equalities

9.1 An Equalities Impact Assessment (EQIA) has been carried out on LDP2, which identifies potential positive and negative equality impacts and any required mitigating actions, which include the policy that these two SG are providing further detail on.

9.2 The SG have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 5.

10. Sustainable Development Implications

10.1 ***Considering Strategic Environmental Assessment (SEA)*** – LDP 2 has been subject to, influenced by, the parallel SEA and HRA processes, which looked at the impact of the Plan’s policies and proposals on the environment generally and Natura 2000 sites in particular, and how they could be altered to reduce that impact, where appropriate.

10.2 The SG have been assessed through the SEA scoping process and a full SEA is not required. Following the SEA screening of these two SG documents the Council published the Screening Determination notices on [5 August 2019](#) online highlighting the reasons SEA’s were not required (These are contained in Appendices 6 and 7).

11. Options Appraisal

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Commitments 4 and 6 of the Council Plan: South Ayrshire Works/ Make the most of the Local Economy; and A Better Place to Live/ Enhanced environment through social, cultural, and economic activities.

13. Results of Consultation

13.1 Public consultation has taken place on both SG between 25 September and 15 November 2019. Seven representations were received for each of these draft SG documents. The representations received have been considered and where appropriate alterations have been made to the SG documents contained in Appendices 3 and 4.

13.2 Consultation has taken place with Councillor Ian Cochrane, Portfolio Holder for Environment, and the contents of this report reflect any feedback provided.

13.3 Consultation has taken place with Members of the Planning Liaison Group and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

14.1 If the above recommendations are approved by Members, the Director - Place will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the ‘Council and Leadership Panel Decision Log’ at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Adoption of both Supplementary Guidance documents	June 2022	Service Lead - Planning and Building Standards

Background Papers **Local Development Plan 2 document prior to adoption**

Supplementary Guidance: Housing Site Development Briefs

Supplementary Guidance: Maintaining an effective housing land supply

[Circular 6/13: Development Planning](#)

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Date: 3 March 2022

Supplementary Guidance: Maintaining an Effective Housing Land Supply

Appendix 1



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Introduction

What is Supplementary Guidance?

Supplementary Guidance (SG) intention is to supplement the provisions of the Local Development Plan 2 (LDP2), by providing additional detail on certain LDP2 policies and proposals and how they will be implemented. Scottish Government Circular 6/2013 "Development Planning" states that Supplementary Guidance adopted and issued in connection with the LDP will form part of the development plan, and so will have equivalent status in determining planning applications.

What is the Purpose of this SG?

Housing is a major use of land. Finding enough land to build enough houses to meet demand is an important part of the local development plan. To protect undeveloped countryside, and to meet national guidance (including NPF4), housing development should, wherever possible be directed to allocated housing sites, existing gap sites, existing vacant buildings or brownfield sites within settlements. Encouraging brownfield housing development on suitable sites will help improve and bring life into areas/ buildings, which may have fallen into disuse.

We will regularly review the housing land requirements through undertaking an annual housing land audit. If there is not enough land available, we may have to find additional suitable sites, which meet the terms of national planning policy guidance. The purpose of this SG is to set out the criteria against which future applications for planning permission will be determined in the event of there being a shortfall in the 5-year effective housing land supply. This SG is directly related to South Ayrshire LDP2 Policy "Maintaining and Protecting Land for Housing", which is attached to this SG as Appendix 1.

In relation to the provision and maintenance of an effective supply of housing land, the South Ayrshire LDP2 will:




- Guides housing development to allocated housing sites, which provide a range of small, medium and large scale housing sites located in our the towns and villages.
- Encourages housing development within appropriate sites and buildings within settlements, particularly to vacant/ under utilised buildings and brownfield sites, in preference to greenfield sites.
- Seeks to minimise the infrastructure impact of housing development, through geographically spreading housing allocations around settlements in South Ayrshire, and encouraging development within settlements particularly on suitable brownfield land.
- Selects the most environmentally suitable sites for housing.
- Provides a generous supply of housing land by allocating land to provide an additional 20% of the total land supply, to provide flexibility.
- May initiate an early review of the LDP 2 if it is identified that there is an insufficient overall housing land supply.

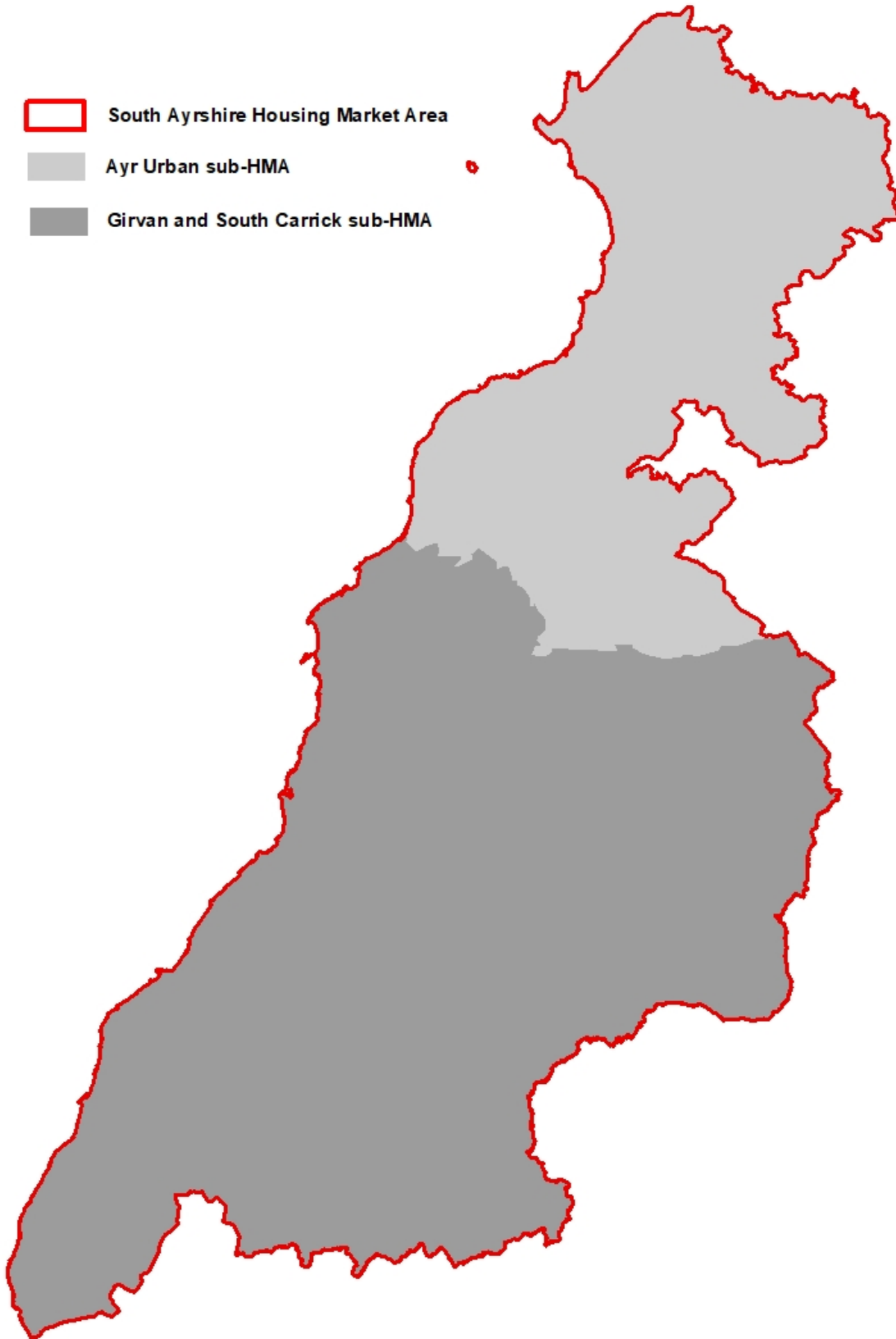
Overall, LDP2 identifies a range of site scale and locations in compliance with Scottish Planning Policy, and allocates additional sites for the provision of affordable housing to support the aims of the Local Housing Strategy. Specifically, LDP 2 Policy: Maintaining and Protecting Land for Housing sets out how the LDP2 provides a supply of land for housing that meets identified housing needs as well as providing guidance on how we will determine the acceptability of applications for housing on allocated housing land, including the impact of development on infrastructure. The policy also establishes the mechanism for permitting housing development on land not allocated for housing in the LDP2, where there is a shortfall in the effective housing land supply. This supplementary guidance assists by providing an additional level of detailed guidance on the application of the policy.

LDP 2 aligns with Scottish Planning Policy (2014), which seeks to: -

- identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times;
- enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and

- has a sharp focus on the delivery of allocated sites embedded in the action programme, informed by strong engagement with stakeholders.

-  South Ayrshire Housing Market Area
-  Ayr Urban sub-HMA
-  Girvan and South Carrick sub-HMA



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Policy

Policy: Maintaining an Effective Housing Land Supply

Proposals for housing development on sites not allocated in the development plan or that cannot be justified against other development plan policies (i.e. windfall sites, rural housing proposals or Carrick/Coalfield Communities village expansions), will be determined in accordance with the process outlined below. Any such application for housing on unallocated land that does not meet Stage 1, below, will be contrary to the development plan.

In determining the most suitable sites for residential development, the Council will give priority to development opportunity sites identified in LDP2 Appendix E and suitable urban brownfield sites, where the terms and policies of this SG and the local development plan are met.

The Council will prepare and maintain an Urban Capacity Study to highlight particular urban brownfield sites it considers to have significant potential for residential development.

STAGE 1: Establish shortfall in the 5-year effective housing land supply

- Agreed deficit in annual housing land audit, indicating there is not sufficient allocated land to maintain a 5-year supply of effective housing land (1)
- Quantify deficit (i.e. number of units; whether affordable or private or combination)

STAGE 2: Principle of edge of settlement/ greenfield sites (not greenbelt) acceptable if -

- South Ayrshire Council agrees Stage 1
- The proposal aligns with the LDP2 spatial strategy; that the developer can prove that any infrastructure interventions are deliverable within the 4-year period, including development lead in times to ensure delivery of housing units within 5-year effective housing land supply.
- the applicant proves effectiveness of the site being promoted and that housing delivery will commence within the effective 5 year period (there will be a preference for sites being promoted by, or in conjunction with, an established house builder) (2)
- the site will contribute to reducing the deficit in the land supply at point of determination of a planning application
- the site will not jeopardise the LDP2 spatial strategy by utilising infrastructure capacity planned to deliver allocated LDP2 priorities.
- the site can meet infrastructure requirements (as per LDP2 Policy: delivering infrastructure) without undermining the viability of the development proposal
- the development of the site would be otherwise compliant with LDP2 Strategic Policy 1 and Strategic Policy 2.

NOTE: Where several competing applications propose a number of units that will exceed the shortfall identified in Stage 1, those applications will be assessed on a first-come, first-serve basis and based on site effectiveness (particularly contribution to meeting qualitative deficiencies in the land supply) and environmental and infrastructure impact.

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1. *The most recent housing land audit will inform the Council's decision as to whether there is a shortfall in the 5-year effective housing land supply. Applicants are discouraged from submitting planning applications under the terms of this Supplementary Guidance without discussing the proposal with the Council to establish whether the Council considers there to be a non-effective housing land supply.*
 2. *Effectiveness of housing land is defined in the Scottish Government's Planning Advice Note [PAN] 2/2010 "Affordable Housing and Housing Land Audits", paragraph 55, which explains the circumstances when housing land can be considered effective. Marketability of land, which PAN 2/2010 explains relates to whether the site (or part thereof) can be developed within 5 years, will not be the sole determining factor in whether a site is considered effective, but we will take account of wider market conditions (for example, past housing completions) in determining the effectiveness of sites.*

The 5-year effective housing land supply will be calculated, as follows: -

$$\begin{array}{l} \text{5-year} \\ \text{effective housing} \\ \text{land supply (years)} \end{array} = \frac{\begin{array}{l} \text{5-year effective housing land supply within} \\ \text{Audit year} \\ \text{(units)} \end{array}}{\begin{array}{l} \text{5-year housing supply target} \\ \text{(units)} \end{array}} \times 5$$

STAGE 3: Planning permission subject to –

Time limited permission for set period between 1 to 3 years (which may not be renewed, if not commenced) to ensure delivery of housing units that is immediately able to meet an identified deficit in the housing land supply and that sites permitted through this mechanism are not land banked.

Glossary

Brownfield site - A site, normally within an urban area, which has previously been developed or used for some purpose which has ended.

Development opportunity sites - sites identified within the Development Opportunities Guidance. These sites are normally brownfield and suitable for a wide range of uses. In general, the development of these sites will assist in improving the environmental quality of the surrounding area.

Effective housing land supply - land which is free, or expected to be free, of development constraints in the period of the plan and will therefore be available for housing.

Gap site - An undeveloped site, normally within a built-up area.

Greenfield site - a site that has never previously been developed or used for an urban use and which is often located outwith a built-up area or town.

Housing need and demand assessment [HNDA] - the HNDA indicates the amount of market and affordable housing needed, where the need is located, who needs it and in what timescales. The HNDA is the primary source of information on housing needs within the LDP area, and is used to inform the housing land allocated in the LDP.

Land banking - where landowners withhold land that would otherwise be suitable (or allocated in a development plan) for housing development in order to sell or develop the land at a later date for a higher value and profit.

Local development - All development other than national or major development. It may cover minor developments, which have permitted development rights and do not need a formal planning application.

Local Development Plan [LDP] - sets out the strategic spatial priorities and policies for land use in South Ayrshire (see 'spatial strategy') and will secure land allocations for specific uses (for example, housing and industry) to provide increased certainty for development.

LDP spatial strategy - sets out what the local development plan wants to achieve and provides guidance for where new development should and should not be located.

Ribbon development - Progression of development in a linear form, usually along a road.

Urban capacity study - An audit and assessment of available land within towns and urban areas that could be suitable for housing development

Appendix 1 - LDP Policy

LDP policy: maintaining and protecting land for housing

We will ensure the maintenance of an effective five-year supply of land for housing to meet demand. Where the supply is not maintained we may seek an early review of the local development plan, and will assess any housing proposals on unallocated sites against relevant development plan policies and the criteria set out in supplementary guidance 'Maintaining an Effective Land Supply'. We will encourage housing development on appropriate brownfield sites, rather than greenfield sites.

To meet current housing need and demand, residential development on sites identified in the local development plan settlement maps will be acceptable. Development on any allocated housing site identified on the Proposals Map (referenced as 'Proposed LDP2 Housing Release Site', or 'Existing Housing Allocation Site') must meet the Council's supplementary guidance: Housing Site Design Briefs for all Local Development Plan housing sites.

Proposals for development other than housing on land identified in the housing land supply or identified for housing development in the settlement maps will have to show they will have environmental, economic or social benefits or encourage regeneration. The proposal must also have an acceptable effect on the amenity of surrounding uses, especially residential uses, in line with LDP policy: residential policy within settlements, release sites and windfall sites.

Appendix D sets out the indicative number of houses to be built on each of the existing housing allocation sites and proposed housing release sites including guidance on what could limit the release of any particular site. If a development proposes more houses than are planned for the site, the developer will have to show the proposal can provide any further infrastructure needed and will have to show there is no negative effect on the environment and complies with other local development plan policies.

Future housing growth, and the scale of growth, will be subject to future priorities, our vision and spatial strategy, and changing housing need and demand. In the period 2032-2042 around 2700 new homes may be required. Housing is likely to be focused on the completion of the strategic expansion site in South East Ayr and distributed in and around the settlements of Ayr, Prestwick, Maybole and Girvan, with limited expansion in other settlements.

This information can be made available, on request, in braille, large print or audio formats and can be translated into a range of languages. Contact details are provided below.

درخواست کرنے پر یہ معلومات نابینا افراد کے لئے ابھرے حروف، بڑے حروف یا آڈیو میں مہیا کی جاسکتی ہے اور اسکا مختلف زبانوں میں ترجمہ بھی کیا جاسکتا ہے۔ رابطہ کی تفصیلات نیچے فراہم کی گئی ہیں۔

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Faodar am fiosrachadh seo fhaighinn, le iarrtas, ann am braille, clò mòr no clàr fuaim agus tha e comasach eadar-theangachadh gu grunn chànanan. Tha fiosrachadh gu h-ìosal mu bhith a' cur fios a-steach.



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Introduction

What is supplementary guidance?

Supplementary Guidance (SG) intention is to supplement the provisions of the LDP, by providing additional detail on certain LDP policies and proposals and how they will be implemented. Scottish Government Circular 6/2013 “Development Planning” states that Supplementary Guidance adopted and issued in connection with the LDP will form part of the development plan, and so will have equivalent status in determining planning applications.

This Supplementary Guidance is linked to the South Ayrshire Local Development Plan 2, Policy LDP: maintaining and protecting land for housing, as set out below.

LDP policy: maintaining and protecting land for housing

We will ensure the maintenance of an effective five-year supply of land for housing to meet demand. Where the supply is not maintained we may seek an early review of the local development plan, and will assess any housing proposals on unallocated sites against relevant development plan policies and the criteria set out in supplementary guidance 'Maintaining an Effective Land Supply'. We will encourage housing development on appropriate brownfield sites, rather than greenfield sites.

To meet current housing need and demand, residential development on sites identified in the local development plan settlement maps will be acceptable. Development on any allocated housing site identified on the Proposals Map (referenced as 'Proposed LDP2 Housing Release Site', or 'Existing Housing Allocation Site') must meet the Council's supplementary guidance: Housing Site Design Briefs for all Local Development Plan housing sites.

Proposals for development other than housing on land identified in the housing land supply or identified for housing development in the settlement maps will have to show they will have environmental, economic or social benefits or encourage regeneration. The proposal must also have an acceptable effect on the amenity of surrounding uses, especially residential uses, in line with LDP policy: residential policy within settlements, release sites and windfall sites.

Appendix D sets out the indicative number of houses to be built on each of the existing housing allocation sites and proposed housing release sites including guidance on what could limit the release of any particular site. If a development proposes more houses than are planned for the site, the developer will have to show the proposal can provide any further infrastructure needed and will have to show there is no negative effect on the environment and complies with other local development plan policies.

Purpose of Supplementary Guidance

This supplementary guidance has been produced to support the development of allocated housing sites within the South Ayrshire Local Development Plan 2 (including sites allocated in South Ayrshire Local Development Plan 1 (LDP1)) by establishing design priorities for developers, communities and development management, thereby ensuring the allocated housing sites can become successful places, which integrate well with existing settlements. Local Development Plan 2 clarifies that planning applications submitted for the development of housing allocations will be expected to meet the terms of this guidance. As such, this guidance provides a framework for each allocated site, which seeks to ensure that issues like accessibility, site layout, building design, open space, landscaping and boundaries are all integral to the design process for the site. This means that road layout and standardised building types do not dominate design solutions, and therefore that the design of housing developments recognises the locality of the site, and seeks to complement the features that characterise settlements. The design guidance is not prescriptive, and, therefore, does not preclude either traditional or innovative design solutions: it aims to set design parameters for each site.

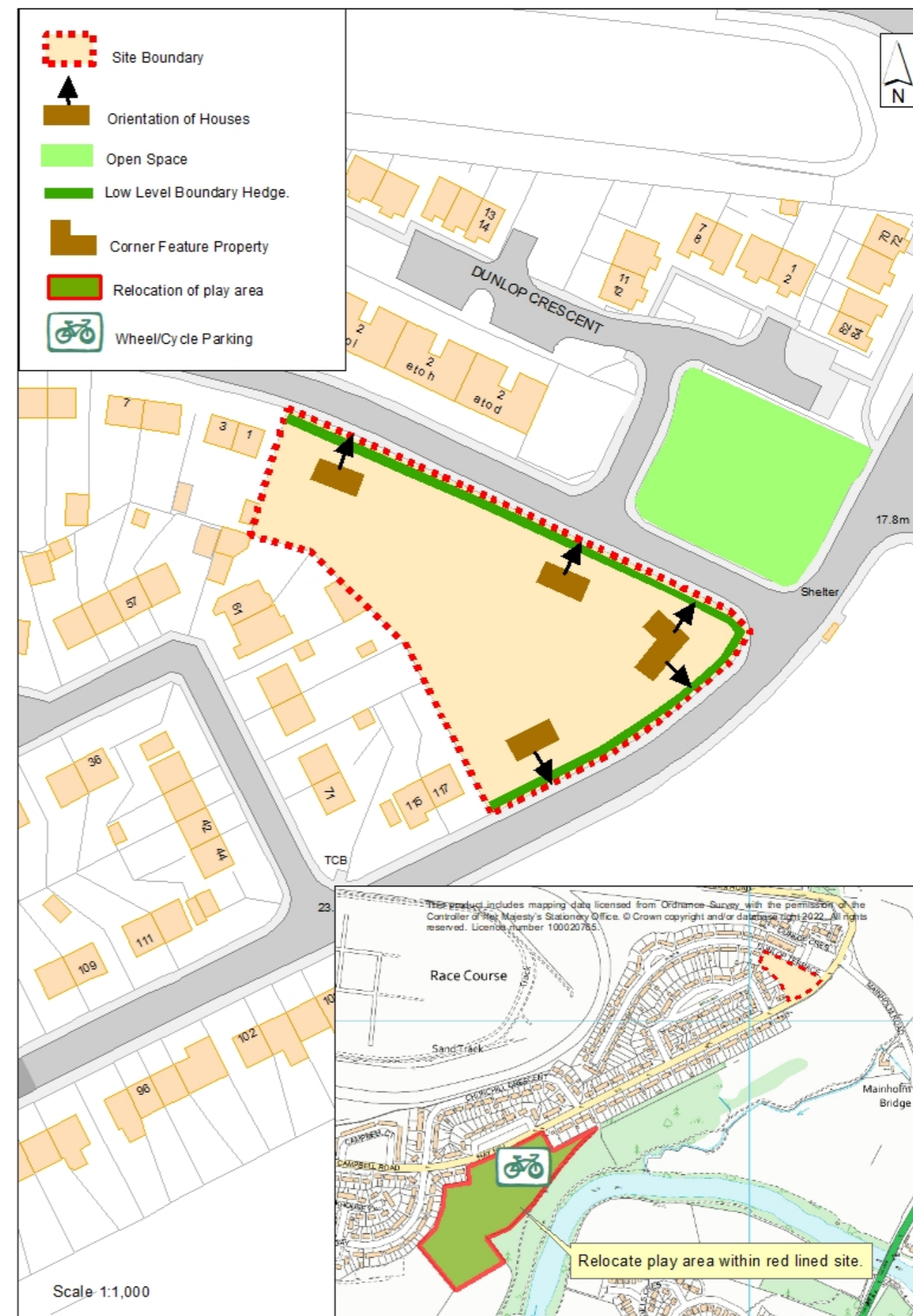
The guidance also highlights where infrastructure contributions are likely to be expected from any development, particularly relating to education and transportation, although other contributions may only be identified at planning application stage, as the potential impacts of the proposal are assessed. The guidance has been informed by the outcomes of the strategic environmental assessment of LDP2, which identified known development constraints, and the principles of Scottish Government policies “Designing Streets” and “Creating Places”. This adopted version of the guidance has been informed by representations received on the draft guidance and Reporter’s Examination Report of the Modified Proposed Local Development Plan 2 (MPLDP2) due to the recommendations within the report.

Design guidance for existing housing allocation sites brought forward from LDP1 is included within this SG, with some minor amendments to reflect LDP2 policies and the Reporter's recommendations in the Examination Report of the Modified Proposed Local Development Plan 2 (MPLDP2) published on 12 January 2022. This will ensure those previously allocated sites in LDP1 are developed in accordance with design briefs.



Ayr

Dunlop Terrace AYR AH1	
Building Design & Site Layout	<ol style="list-style-type: none"> The affordable housing units should be in keeping with the existing residential properties in the area, in terms of height, scale, massing and type and colour of finishing materials. The affordable housing units should be designed to have their front elevations on to Dunlop Terrace or Hayhill. The existing building lines should be retained. Vehicular access should be taken directly off Dunlop Terrace or Hayhill into driveways or parking bays/ parking areas. A feature dual frontage unit should be provided on the corner of Dunlop Crescent/ Hayhill, which overlooks the open space. Car parking associated with the development should not dominate the streetscape. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access All units should be designed to be barrier free and adaptable over time to the changing needs of the resident.
Landscaping and Boundaries	<ol style="list-style-type: none"> 1.8m timber, close boarded, screen fencing should be provided around the rear gardens Front gardens should be preferably defined by hedges to reflect existing property boundaries within the locality and encourage biodiversity; the overall boundary scheme is required to ensure uniformity and definition of semi-private space to create a distinctive and pleasant residential environment, which enhances the overall streetscape.
Open Space	<ol style="list-style-type: none"> Garden ground/open space should be provided in accordance with the Council's adopted Guidance on Open Space and Designing New Residential Developments or any succeeding guidance. The following open space improvements should be provided in association with the development: The existing playground on the site should be relocated to an alternative site accessible to the existing local community (see insert map). Suitable replacement play equipment and landscaping provided to ensure the same or enhanced play area for local children. Seating (and bin) either in the play area or adjacent to it for supervision Wheel/cycle parking provision to be provided beside to encourage active travel. The new play area should be open prior to commencement for development to ensure continuity of play facilities within the locality.
Transportation and Access	<ol style="list-style-type: none"> The existing footways on Dunlop Terrace and Hayhill should be retained. Parking should be provided within the site in accordance with Ayrshire Roads Alliance specifications. Transport Statement is required, which may highlight additional transportation requirements necessary due to the development.
Education Impact	<ol style="list-style-type: none"> Affordable Housing units are exempted from payment of Educational contributions.



Ayr

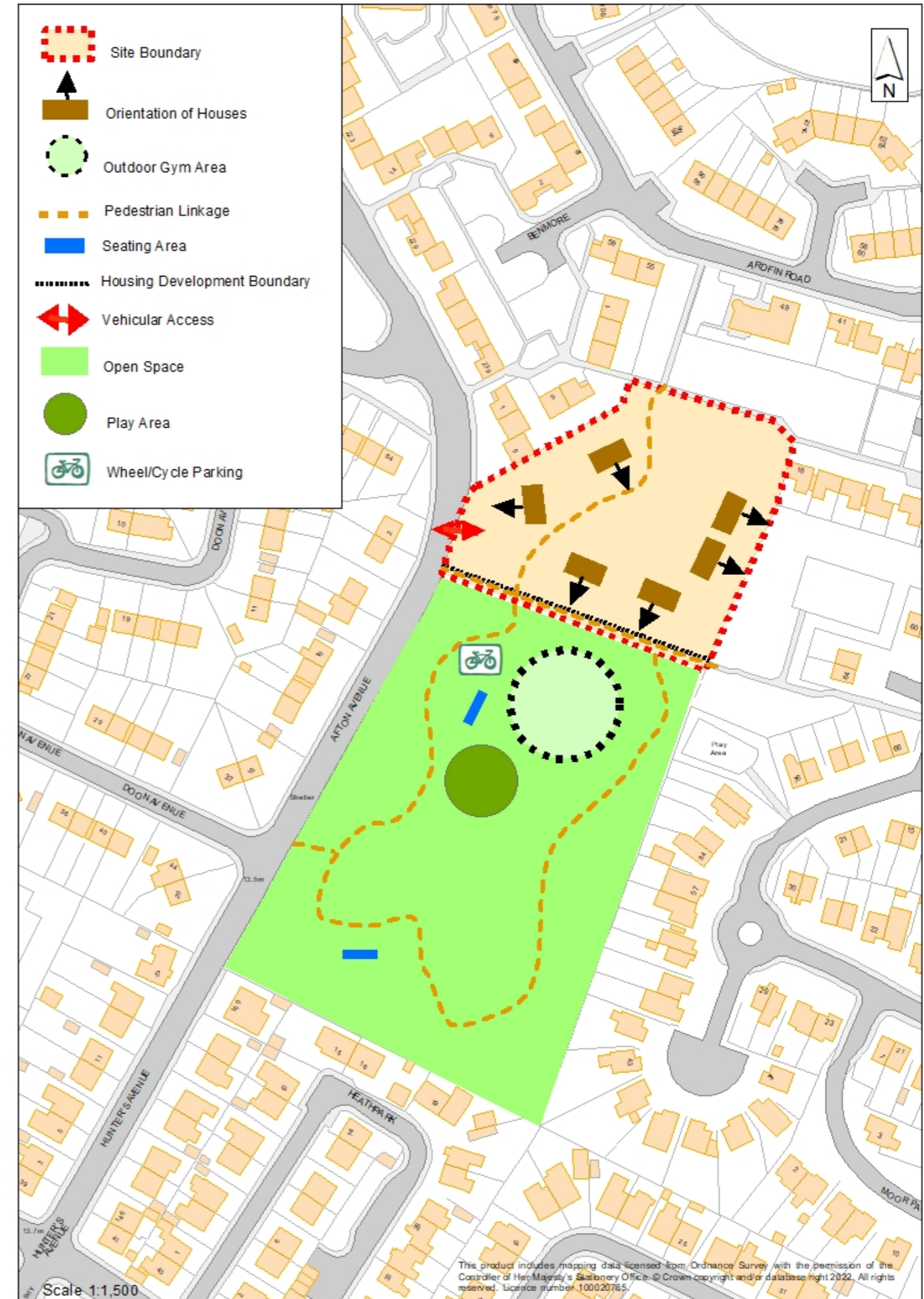
Westwood Avenue Housing - AYR AH2	
Building Design & Site Layout	<p>19. The affordable units' height, scale, massing and finishing materials should reflect the existing residential buildings in the locality.</p> <p>20. The units' main elevations should front on to Westwood Avenue, Harthall or Dalmilling Drive.</p> <p>21. One of the housing units adjacent to the path to Dalmilling Primary School should have a dual frontage: one on to the path and the another on to Westwood Avenue, to provide passive surveillance</p> <p>22. There should be feature units at key visual locations within the site.</p> <p>23. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access.</p> <p>24. All units should be designed to be barrier free, dementia friendly and adaptable over time to meet resident's needs.</p> <p>25. Any specialised units should be designed to meet the needs of the residents.</p>
Landscaping and Boundaries	<p>26. 1.8m timber, close boarded, screen fencing should be provided around the rear gardens</p> <p>27. Front gardens should be defined by fences, walls or hedge or other landscape features, a maximum of 1.2 in height from the road channel level. There must be an overall boundary scheme to ensure uniformity and definition of semi-private space to create a distinctive and pleasant residential environment</p> <p>28. Along the frontage with Westwood Avenue small trees should be planted at regular intervals to provide a soft edge to the street and enhance the overall streetscape in the locality. The trees should be native species</p>



Open Space	<ol style="list-style-type: none"> 1. Gardens/open space should be provided in accordance with the Council's adopted Guidance "Open Space and Designing New Residential Developments" or any succeeding guidance. 2. Soft and hard landscaping within gardens should be designed to meet the needs of residents. 3. If any specialised units, a communal garden may be acceptable providing it is of a reasonable size, barrier free, dementia friendly and centrally located and well connected to all associated units <p>The following open space improvements should be provided in association with the development:</p> <ol style="list-style-type: none"> 4. The existing play areas will be relocated to the triangular area of open space, enclosed by Dalmilling Grove/Dalmilling Drive/Westwood Avenue, with similar or enhanced equipment, seating area and bins. The play area should be fenced for safety. 5. There should be provision for wheel and cycle parking provision beside both the play area. And community garden 6. As an Open Space improvement for the wider, a community garden should be created at Overmills Community Centre to provide a growing space for the local community (see plan for location) 7. The replacement play area should be completed prior to commencement of development and the community garden should be completed prior to the first units being occupied on the site.
Transportation and Access	<ol style="list-style-type: none"> 1. If any specialised units there should be sufficient car parking spaces within the development to accommodate longer and wider disability vehicles which have rear and/or side ramp access. Any specialised units should have car parking provided near to property entrances where required for mobility reasons. 2. Any specialised units should have car parking provided for carers, where appropriate 3. Internal paths surfaces should be designed to meet the requirements of residents and linked to the existing footways to encourage active travel 4. A path link should be provided through the site to Dalmilling Primary School from Westwood Avenue, if feasible and can be accessible to all. 5. Transport Statement is required, which may highlight additional transportation requirements necessary due to the development.
Education Impact	<ol style="list-style-type: none"> 1. Affordable Housing units are exempted from payment of Educational contributions.

Prestwick

Afton Avenue Site and Afton Park, Prestwick - PRES AH1	
Building Design & Site Layout	<ol style="list-style-type: none"> The affordable units should be designed for older people Vehicular access to the new units will be taken from Afton Avenue The new units should be oriented in such a manner as to protect the privacy of the rear gardens of adjoining residential properties. The scale, massing, height and finishing materials of the new units should reflect existing residential properties in the locality. The units should have their front elevations onto adjacent paths, open spaces and the new road to provide casual surveillance. Some dual frontage units will be required in some locations to provide surveillance. There should be feature units at key visual locations within the site Car parking should not be the over dominant feature and be at the side of units or in rear parking courts with dedicated space(s) for each unit. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access. All units should be designed to be barrier free, dementia friendly and adaptable over time to the changing needs of residents.
Landscaping and Boundaries	<ol style="list-style-type: none"> Front gardens should be defined by fences, walls or hedges or other landscape features, a maximum height of 1.2m to the road channel level. There must be an overall boundary scheme to ensure uniformity and definition of semi-private space to create a distinctive and pleasant residential environment. 1.8m timber, close boarded, screen fencing should be provided around the rear gardens Any feature delimiting the boundary of the new housing site with the adjacent open space should be a maximum height of 1m to enable casual surveillance.
Open Space	<ol style="list-style-type: none"> Gardens and amenity open space should be provided in accordance with the Council's adopted Guidance "Open space and Designing New Residential Developments" or any succeeding guidance. However, any play area requirement will be accommodated on the adjacent open space to the south. A communal garden may be acceptable providing it is of a reasonable size, barrier free, and dementia friendly and centrally located and well connected to all units. If a communal garden is provided then each unit should have a small outdoor area with a drying area for individual use only <p>The following open space improvements should be provided in association with the development:</p> <ol style="list-style-type: none"> The adjacent open space to the south will be upgraded as part of this development, in the form of re-contouring, earth moulding, new planting (tree and spring bulbs), provision of a new adult outdoor gym and children's play area and associated equipment, new circular path, seating areas with bins. These new facilities should be designed to be fully inclusive (barrier free and dementia friendly). This should create an outdoor community hub for local residents.



	<ol style="list-style-type: none"> 2. There should be provision for wheel and cycle parking beside the play/ gym area to promote active travel.
<p>Transportation and Access</p>	<ol style="list-style-type: none"> 1. The existing connecting path from Afton Avenue to Moorpark Crescent should be relocated immediately adjacent to the south of the site and new links created to the north and south through the site 2. The internal road layout should be designed in accordance with the principles of designing streets. 3. The development should have sufficient adequate number of car parking spaces specifically able to accommodate longer and wider disability vehicles which have rear and/or side ramp access and these spaces should be accessible to and from all units. 4. Any specialised units should have car parking provided near to property entrances where required, for mobility reasons. 5. Transport Statement is required which may highlight additional transportation requirements necessary due to the development.
<p>Education Impact</p>	<ol style="list-style-type: none"> 1. Affordable Housing units are exempted from payment of Educational contributions.

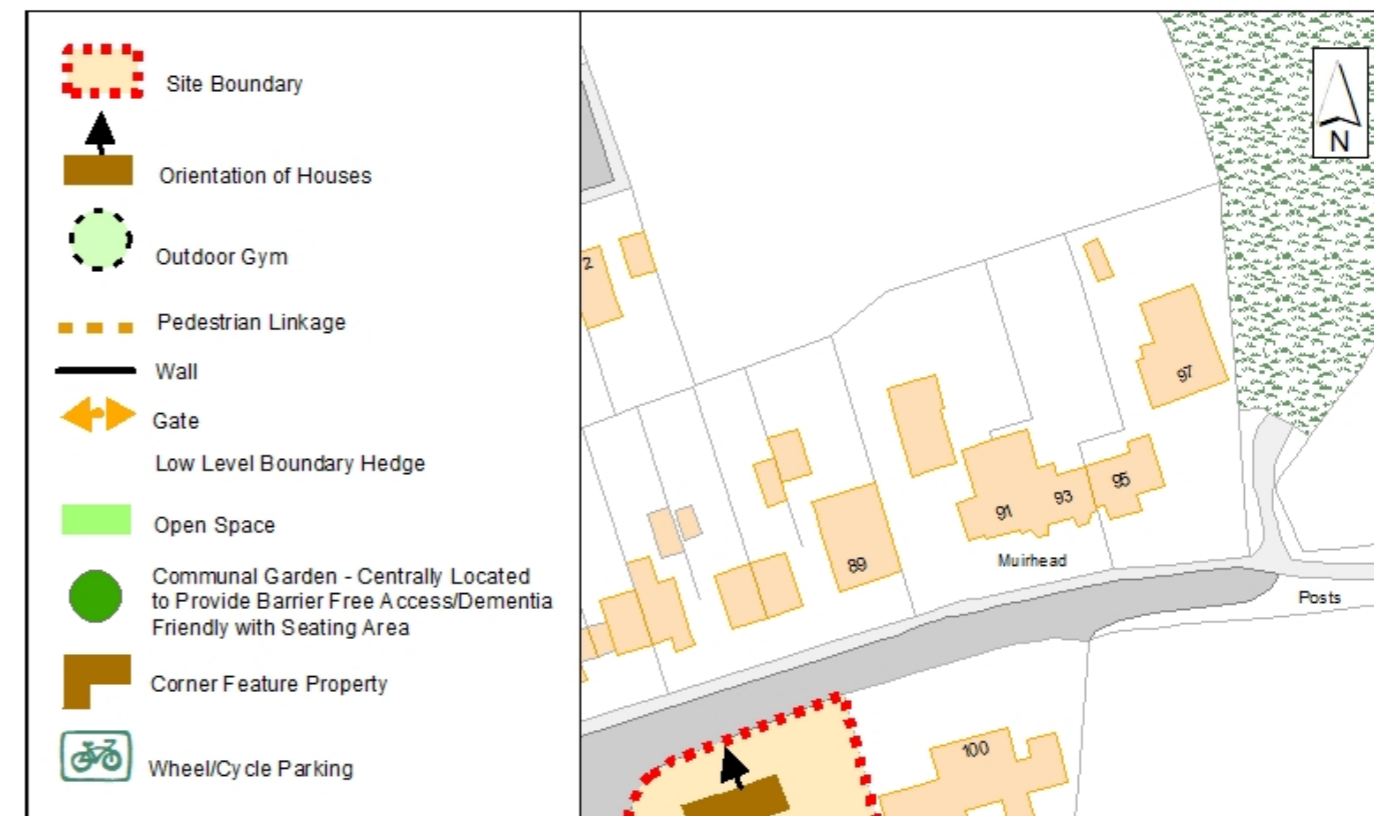
Prestwick

St. Cuthbert Golf Club - PRES2	
Building Design & Site Layout	<p>2. The development layout should take cognisance of the existing street pattern, with the new units preferably being accessed from Fairway View, subject to the appropriate road design criteria being met.</p> <p>3. The new road layout should be based on the principles of Designing Streets.</p> <p>4. The amenity of the existing properties should be protected through the orientation of the new units and site access.</p> <p>5. New units should reflect the existing properties within the locality, in terms of scale, massing, height and finishing materials.</p> <p>6. Where affordable housing provision is required on site, the development should be fully integrated into the design layout physically and visually</p> <p>7. There should be feature units at key visual locations within the site.</p> <p>8. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access.</p> <p>9. On site affordable units should be designed to be barrier free and adaptable over time to the changing needs of residents.</p>
Landscaping and Boundaries	<p>10. Gardens and amenity open space should be provided in accordance with the Council's adopted Guidance "Open space and Designing New Residential Developments" or any succeeding guidance.</p> <p>11. Front gardens should be defined by fences, walls or hedges or other landscape features, a maximum height of 1.2m from the road channel level. There must be an overall boundary scheme to ensure uniformity and definition of semi-private space to create a distinctive and pleasant residential environment.</p> <p>12. 1.8m timber, close boarded, screen fencing should be provided around the rear gardens</p> <p>13. The existing trees along East Road boundary of the site should be retained and strengthened by further planting.</p> <p>14. New tree planting should be provided along the boundary with the Golf Club practice area and on the eastern boundary of the site, to protect new residents from stray golf balls. If necessary, specialised protective ball netting should be erected on these boundaries until the trees have had an opportunity to mature to offer adequate protection.</p> <p>15. All new trees should be native and where possible provide a range of colour through the year.</p>
Open Space	<p>1. Gardens and amenity open space should be in accordance with the Council's adopted Guidance "Open Space and Designing New Residential Developments", to ensure a high quality residential amenity.</p> <p>2. Seating and a bin should be provided within any amenity open space.</p>

<p>Transportation and Access</p>	<ol style="list-style-type: none"> 1. Vehicular access shall be preferably taken from Fairway View. Although not shown in the plan, access from East Road may be acceptable providing it can be demonstrated that the existing trees are protected, as this would assist in dispersing traffic movements and maximise permeability. 2. New paths should be provided within the site to link with East Road and St. Cuthbert Golf Club, to help integrate the site with the surrounding area. 3. Roads should be designed to Ayrshire Road Alliance specifications. 4. Transport Statement/ Transport Appraisal is required which may highlight additional transportation requirements necessary in the locality due to the development.(dependent on scale of development)
<p>Education Impact</p>	<ol style="list-style-type: none"> 5. It is anticipated that the site will require to contribute towards meeting the impact of the development on local secondary education facilities through developer contributions. Affordable Housing units within the site would be exempt from Education contributions.
<p>Flooding</p>	<ol style="list-style-type: none"> 6. A Flood Risk Assessment will be required to support any proposals.

Troon

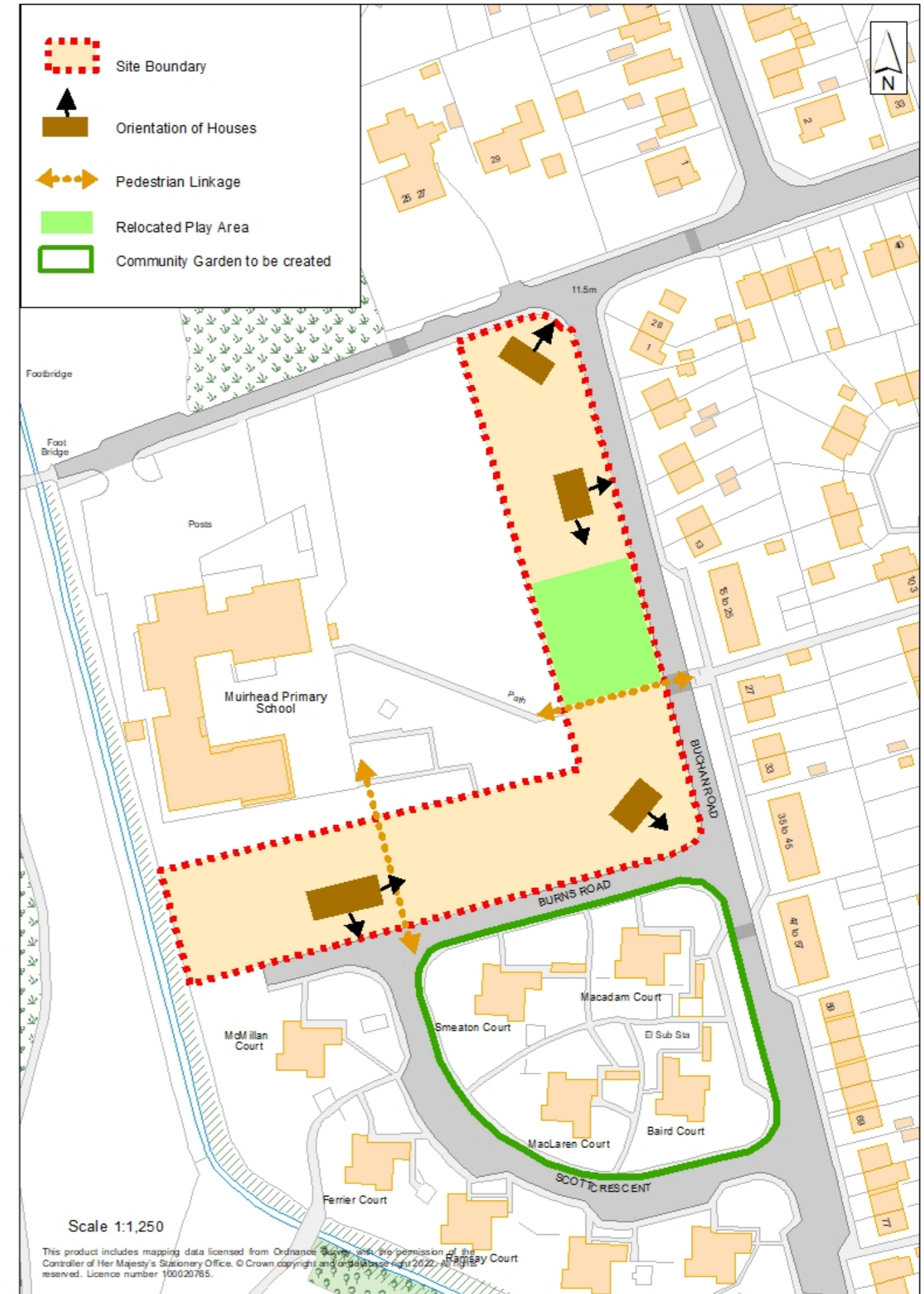
<p>Aldersyde Avenue, Troon - TRO AH1</p>	
<p>Building Design & Site Layout</p>	<ol style="list-style-type: none"> 7. The residential development will be restricted to the northern part of the site, identified in orange on the plan. 8. The units are for older people, so should be designed to be barrier free, dementia friendly and adaptable over time. 9. The units should reflect the scale, massing, height and finishing materials of the existing properties within the area. 10. Units should be a maximum of 1.5 storeys in height immediately adjacent to the adjoining house at 100 North Drive, to ensure the new development does not dominate the house. Maximum of 2.5 storeys at other parts of the site. 11. The units should have their main elevations on to North Drive or Aldersyde Avenue and the same building line should be retained on North Drive. 12. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access. 13. A corner focal feature unit is desired to add to the character of the area. 14. Car parking should be provided near to units' entrances for mobility reasons but should not be an over dominant feature of the streetscape. 15. Each unit should have a small outdoor area with a drying area for individual use only, but the main garden ground should be communal.



Landscaping and Boundaries	<ol style="list-style-type: none"> 1. The front gardens should be open with some hedge planting defining boundaries rather than a hard boundary to complement the existing housing 2. The boundary with the remaining open space to the south should be marked by a brick wall, to enclose the communal garden and provide continuity of boundary treatment with the adjacent property, at 100 North Drive. Ideally, there should be a gated access from the communal garden to the improved open space behind to encourage healthier lifestyles. 3. All new trees should be native and provide a range of colour through the year.
Open Space	<ol style="list-style-type: none"> 4. A communal garden should be provided to the rear of the units and be accessible by rear doors. This communal garden should be fenced off for privacy for residents, with gate access to Aldersyde Avenue for maintenance purposes. It should be barrier free and dementia friendly, to enable residents of different mobility to utilise it. It should be provided in accordance with the Council's adopted Guidance "Open space and Designing New Residential Developments" or any succeeding guidance. 5. Seating, a social space and an outbuilding for outdoor equipment storage should be provided within the communal garden. The following open space improvements should be provided in association with the development: 6. A strong defensible and soft landscape boundary should be provided along the eastern boundary with the agricultural land. 7. The open space to the south should be upgraded by the provision of an adult, outdoor gym area, seating and a wheel dust path for use by the wider community. 8. Trees and shrubs should be introduced within the open space, to provide shade for people, habitats for wildlife and increase the visual attractiveness of the area. 9. Seating and a bin should be provided within the amenity open space. 10. The remaining area should encourage informal play. 11. There should be provision for wheel and cycle parking beside the gym area. 12. A barrier to vehicular access should be formed along the Aldersyde Avenue frontage of the open space, to prevent cars parking or driving on it, whether with soft landscaping or natural bund with some landscaping. This should be permeable by people and wildlife. 13. Some limited visitor parking should be provided along Aldersyde Avenue adjacent to park.
Transportation and Access	<ol style="list-style-type: none"> 1. Vehicular access to the site should be taken directly off North Drive or Aldersyde Avenue. 2. There should be sufficient longer and wider disability vehicles car park spaces, which serve all units, to accommodate rear and/or side ramp access. 3. All units should have car parking provided near to property, for mobility reasons. 4. Footways should be formed along the Aldersyde Avenue and North Drive frontages of the residential part and to the new path network within the open space. 5. Transport Statement is required which may highlight additional requirements necessary due to the development.
Education Impact	<ol style="list-style-type: none"> 6. As the site is to be developed for specialised affordable housing units for older people, there will be no requirement to contribute to education.
Flooding	<ol style="list-style-type: none"> 7. A Flood Risk Assessment will be required to support any proposals.







Troon

Buchan Road - TRO AH2	
Building Design & Site Layout	<p>8. The affordable housing units will be well spaced out and be designed to be reflect the scale, massing, height and finishing materials of the existing residential properties within the locality. Maximum height 2.5 storeys.</p> <p>9. All units should be designed to be barrier free and some specialised units should be designed to be flexible to enable adaptation over time.</p> <p>10. Corner plots units at the Scott Crescent/ Buchan Road and Burns Road/ Buchan road should be designed to provide visual features.</p> <p>11. At least one of the units adjacent to the paths/ play area to Muirhead Primary School should have dual frontage to provide passive surveillance of the path and relocated play area</p> <p>12. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access.</p>
Landscaping and Boundaries	<p>1. 1.8m timber, close boarded, screen fencing should be provided around the rear gardens</p> <p>2. Front gardens should be defined by fences, walls or hedge or other landscape features, a maximum height of 1.2m from the road channel level. There must be an overall boundary scheme to ensure uniformity and definition of semi-private space to create a distinctive and pleasant residential environment.</p> <p>3. There should be native small trees planted within some plots where they will not affect the residential units but add character and provide habitats</p>
Open Space	<p>4. Open space should be provided in accordance with the Council's adopted Guidance "Open Space and Designing New Residential Developments" or any succeeding guidance, ensuring that the site provides a desirable place to live.</p> <p>5. Garden space should be provided in accordance with the above Guidance; however consideration may be given to a communal garden to service specialised units, providing it is of a reasonable size, barrier free, dementia friendly and centrally located and well connected to units it is associated with.</p> <p>6. If a communal garden is provided then each unit, excluding flats should have a small outdoor area with a drying area for individual use only</p> <p>The following open space improvements should be provided in association with the development:</p> <p>7. The children's play park area should be relocated to the location identified of the plan next to the path to the school at Buchan Road, which includes space for informal play adjacent to the play equipment.</p> <p>8. Seating, cycle/wheel parking and a bin should be provided within the play area.</p> <p>9. A communal garden will be created within the open space around the Burns Road / Scott Crescent flats, retaining the accessible path network between flat blocks. The design and layout of the community garden will be determined through consultation with residents undertaken by Neighborhood Services. The area should incorporate native and fruit trees to create more visual interest, produce food and increase biodiversity.</p>

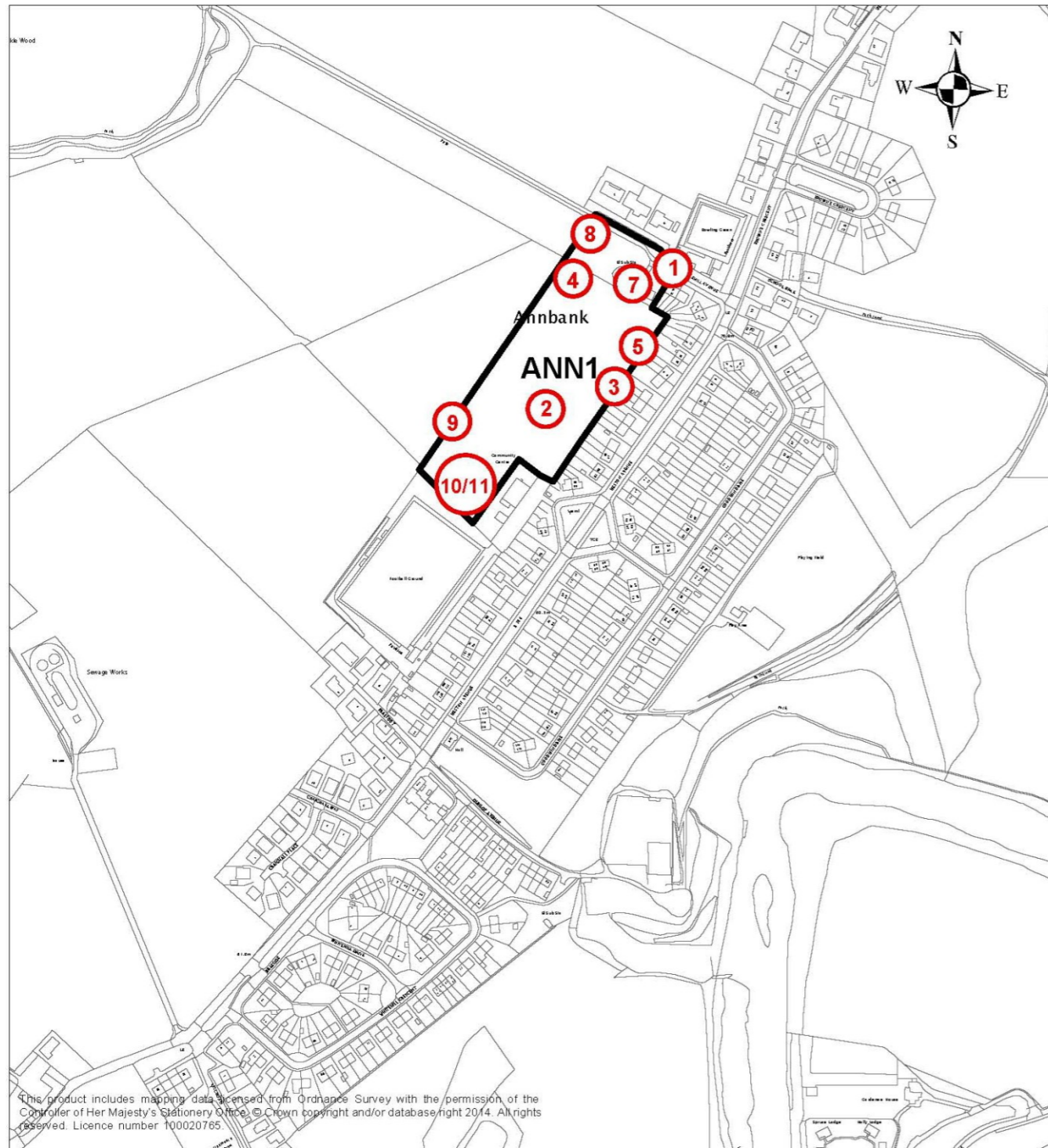


Transportation and Access	<ol style="list-style-type: none"> 1. Footways should be created along Buchan Road and Burns Road frontages of the site. 2. Any specialised units, where required should have parking spaces large enough to accommodate disabled vehicles with side and rear access ramps access 3. Retain path to the Muirhead Primary School from Buchan Road. 4. If feasible provide a path from Burns Road to Muirhead Primary School. 5. Transport Statement is required and this should consider displacement of existing car parking area within site.
Education Impact	<ol style="list-style-type: none"> 1. Affordable Housing is exempt from education contributions.
Flooding	<ol style="list-style-type: none"> 2. A Flood Risk Assessment will be required to support any proposals.

Annbank

Building Design & Site Layout	<ul style="list-style-type: none">  Building height should be restricted to single storey within the south western portion of the site in order to minimise impact upon the landscape setting of the village.  Buildings should face west at the western edge of the site.  Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
Landscaping and Boundaries	<ul style="list-style-type: none">  The western boundary of the site should provide the settlement with a boundary incorporating landscaping, pedestrian linkage and dwellings fronted onto adjacent agricultural land.  In developing the site it will be important to retain as much woodland as possible along the northern boundary. This area of woodland forms part of the Auchincruive Estate which is contained within the Inventory of Gardens and Designed Landscapes.  The eastern boundary of the site should be carefully considered where the rear gardens of new houses is likely to back on to the rear gardens of existing properties on Weston Avenue.
Open Space	<ol style="list-style-type: none"> 1. Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. 2. Open space should be sited adjacent to the western boundary to integrate into pedestrian linkage, and integrate with adjacent agricultural land - houses should front onto open space to provide natural surveillance. 3. The Council will favour proposals that include allotments that are well designed and integrated into developments.
Transportation and Access	<ol style="list-style-type: none"> 1. Vehicular access to the site should be taken via Brocklehill Avenue 2. This site has a core path (SA14) which runs along the north edge of the site. This core path then links into several others, within Auchincruive estate and also to the River Ayr Way. This core path route is also a claimed right of way, recorded on the Council's file and also the Scotways file (as SCROWS ref. SKC25). It is essential to protect this route, and also to link any routes within the site with this core path. <p>The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority.</p> <p>A pedestrian and cycle linkage should be provided at the south eastern corner of the site in order to provide a physical link with the existing settlement. The development should be appropriately orientated to provide the pedestrian linkage with natural surveillance.</p>
Education Impact	<ol style="list-style-type: none"> 1. It is anticipated that the site will require to contribute towards meeting the impact of the development on local primary and secondary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.

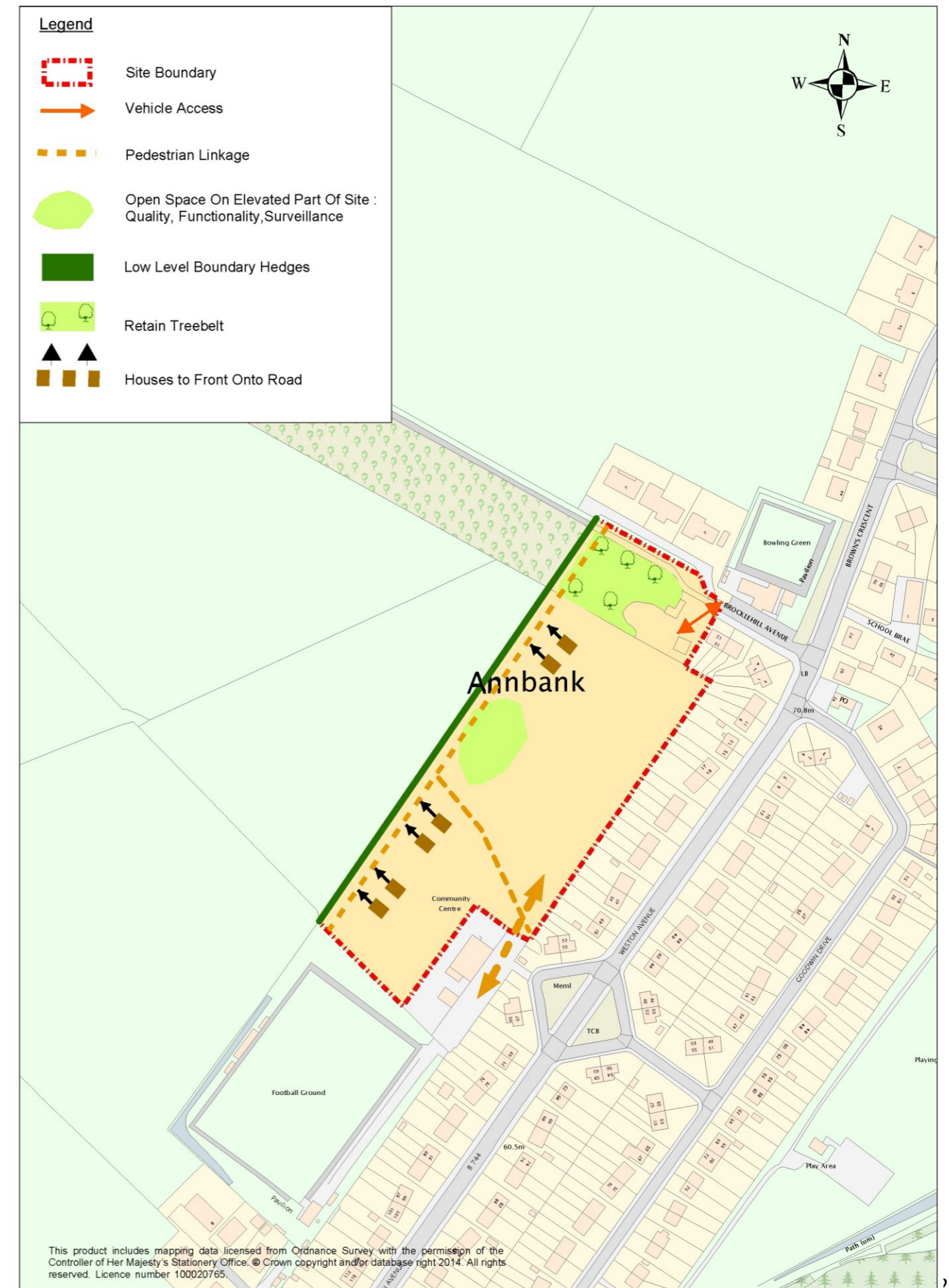
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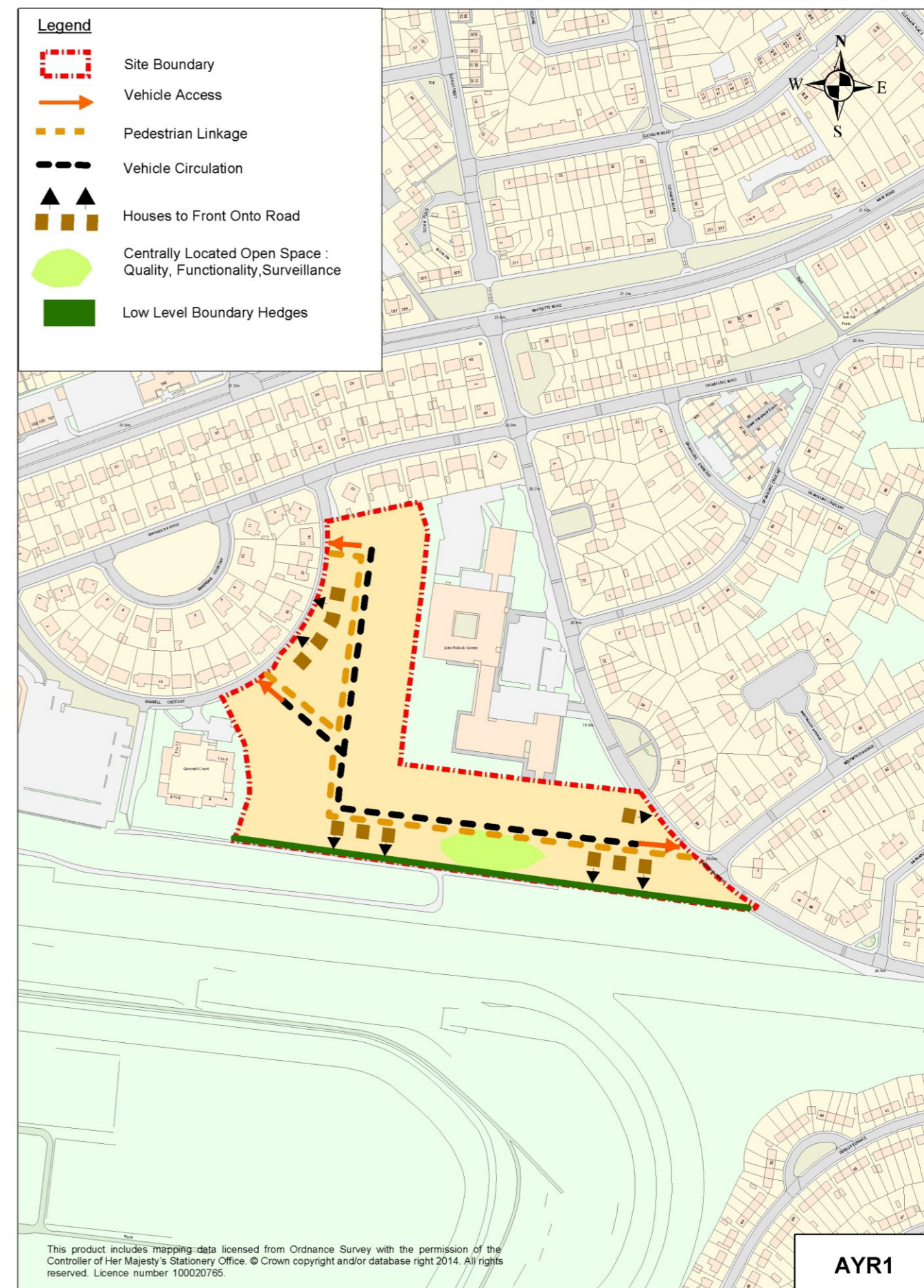
- ① Site access and ownership may be problematic
- ② Retain existing views – limit height of buildings
- ③ Limit proximity of new houses to existing ones
- ④ Create open space at highest part of site
- ⑤ Avoid paths behind gardens
- ⑥ Existing nursery is on the proposed site access point- relocate it within village
- ⑦ Drainage issues
- ⑧ Retain woodland on site
- ⑨ Landscaped edge to provide improved village boundary
- ⑩ New affordable housing urgently needed
- ⑪ Integrate affordable housing with private



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Ayr

<p>Building Design & Site Layout</p>	<ol style="list-style-type: none"> 1. New houses should front onto Mainholm Road at the access to AYR1; as well as onto Gemmell Crescent, by completing the established streetscape at Gemmell Crescent. New houses on Gemmell Crescent should be single or storey-and-a-half to replicate the built form in the locality. Houses should also front onto the racecourse. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses. 2. Any development proposals relating to AYR1 should seek to retain the existing sports pitches on the site. Where this is not feasible, provision should be made for the inclusion of facilities of an equal or higher standard within the site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area. 3. At AYR2, the primary objective of any development is to secure the re-use of Holmston House. Any alterations to the building or enabling element of the development of this site must not compromise the character or setting of this listed building. Pre-application discussions with the Council are strongly encouraged for any proposed development - particularly relating to new development within the curtilage.
<p>Landscaping and Boundaries</p>	<ol style="list-style-type: none"> 1. AYR1 should incorporate a low level natural boundary along the southern boundary with the racecourse. 2. AYR2 should retain existing boundary walls that are part of the listing. The Council will not support proposals that involve the loss of listed features, such as boundary enclosures. These should be incorporated into the design. Any development within the curtilage should be mindful of the prominence of the site from Station Road. The Council will not support suburban fences for rear gardens along this boundary.
<p>Open Space</p>	<ol style="list-style-type: none"> 1. Within site AYR1, open space and play areas should be provided along the southern boundary with the racecourse, with pedestrian links throughout the site, and natural surveillance. 2. Sites AYR2 should provide sufficient private open space to serve the proposed number of units on site. The Council's Open Space supplementary Guidance provides details on expected levels of provision. This site may not be sufficient to accommodate functional public open space within the development, however, and it may therefore be more appropriate for development to pay a commuted sum to contribute to the enhancement of a local play facility. <p>The Council will favour proposals that include allotments that are well designed and integrated into developments.</p>
<p>Transportation and Access</p>	<ol style="list-style-type: none"> 1. AYR1 should take vehicle access onto Gemmell Crescent and Mainholm Road. It would be important to provide easily accessible links from a new development to core paths (SA1, SA2, and SA3). SA1 (the National Cycle Route 7) SA2 (the Ayrshire Coastal Path) and SA3 (the River Ayr Way) are important recreational and tourist routes. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. <p>AYR2 should provide easily accessible links from a new development to core paths (SA1, SA2, and SA3). SA1 (the National Cycle Route 7) SA2 (the Ayrshire Coastal Path) and SA3 (the River Ayr Way) are important recreational and tourist routes.</p>



Education Impact	1. It is anticipated that the sites will require to contribute towards meeting the impact of the development on local primary and secondary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.
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Ayr



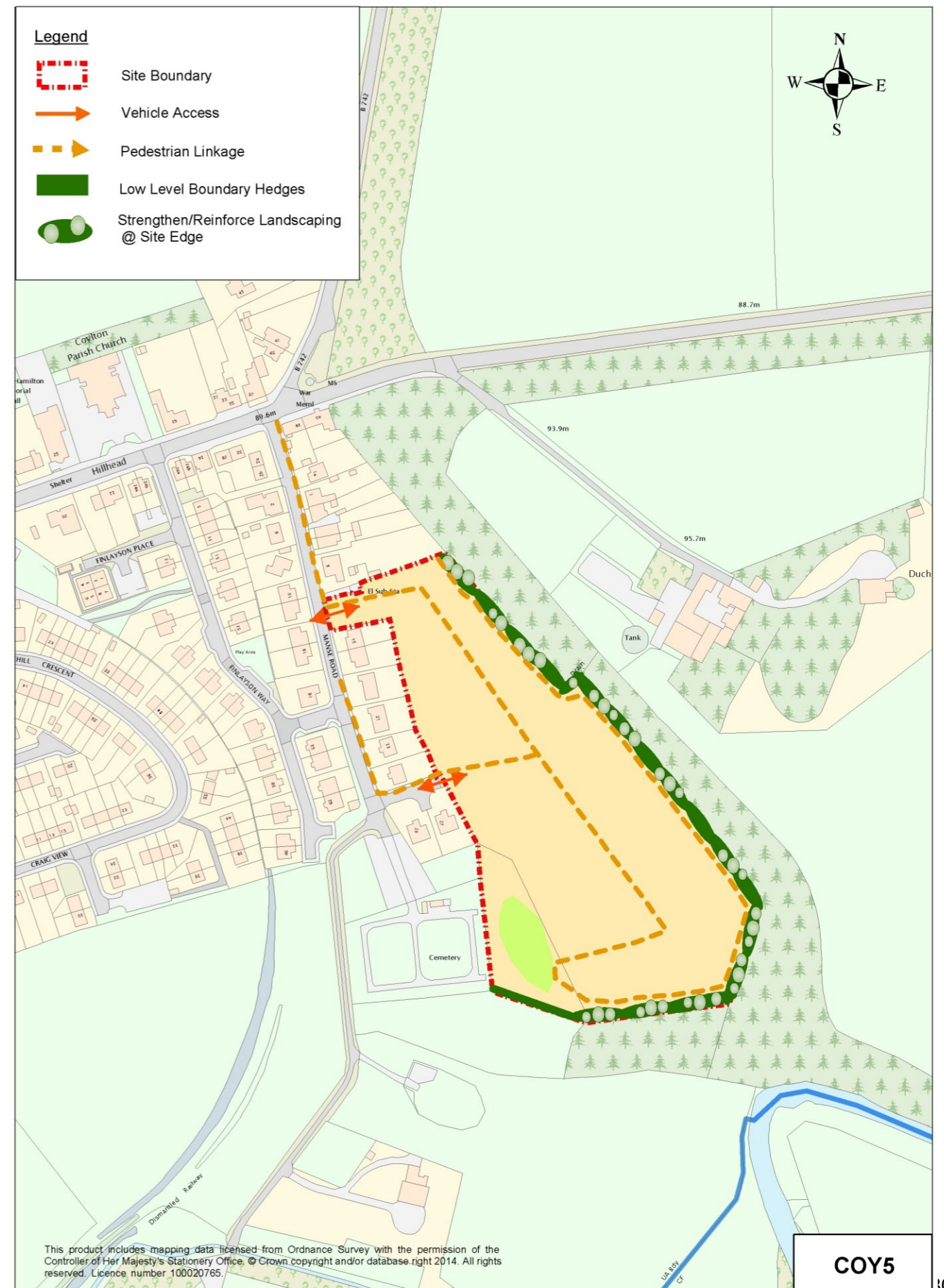
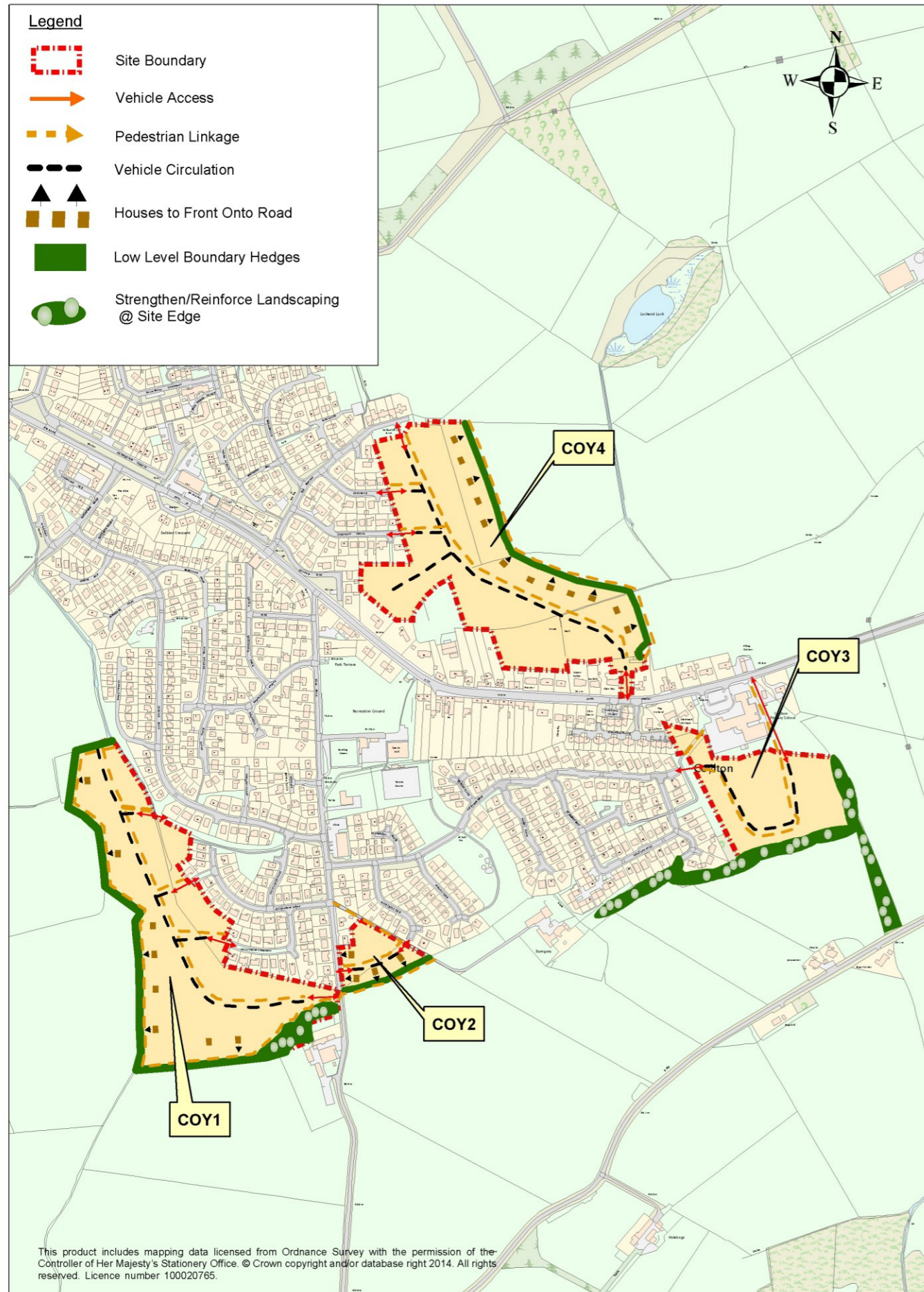
AYR 3 – This site is currently being development under planning permission 17/01214/APP

Coylton

<p>Building Design & Site Layout</p>	<ol style="list-style-type: none"> 1. For the allocation sites in Coylton, where the site links into existing street patterns, the Council will encourage design solutions that maximise accessibility and linkage throughout the sites, and with the adjacent areas, so that the development integrates with the settlement, and continues existing street patterns. Development patterns should take cognisance of Designing Streets. Where new development accesses onto existing roads, there should be new dwellings fronting onto that road to continue established streetscape patterns. Where affordable housing is required on site, the development should physically and visually integrate with private housing, so that it is not functionally or visually disconnected with the remainder of the development. 2. Sites COY1, COY2 and COY4 should provide houses fronting onto neighbouring agricultural land, connected into peripheral footpaths around the sites, so development does not present suburban rear boundaries onto rural landscapes
<p>Landscaping and Boundaries</p>	<ol style="list-style-type: none"> 1. COY1 should be defined, along the southern and western edge of the site, by low level vegetation. The surrounding landscape is rolling agricultural land, which is delineated, in boundary terms, by hedgerows, interspersed with occasional trees. The boundary to COY1 should replicate this boundary treatment to blend with the landscape of the surrounding area. The southern boundary of the site at Hole Road contains a small grouping of mature trees. This should be incorporated into the boundary treatment at this location, with the tree planting being retained and strengthened. 2. COY2 should be defined, along the southern edge of the site, by low level vegetation. The surrounding landscape is rolling agricultural land, which is delineated, in boundary terms, by hedgerows, interspersed with occasional trees. The boundary to COY2 should replicate this boundary treatment to blend with the landscape of the surrounding area. 3. COY3 should retain and strengthen any planting along its south and east boundaries to continue the strip of trees that runs to the south of Highpark Road and the strip that runs from the B742 to the southeast corner of the site. The north boundary should not enclose the school in suburban rear garden fences. Planting should mark this boundary – though should not prohibit any existing pedestrian access. 4. COY4 should be defined, along the eastern edge of the site, by low level vegetation. The surrounding landscape is rolling agricultural land, which is delineated, in boundary terms, by hedgerows, interspersed with occasional trees. The boundary to COY4 should replicate this boundary treatment to blend with the landscape of the surrounding area. 5. COY5 should maintain its existing boundaries to the east and south, which are defined by mature woodland.
<p>Open Space</p>	<ol style="list-style-type: none"> 1. Site COY1, COY3, COY4, COY5 are all large enough to accommodate large, functional areas of open space within the development. Open space should be provided, including play areas, centrally within the site, to maximise accessibility. Open space should benefit from natural surveillance, through the design process, by being overlooked by dwellings fronting onto any open space. Private amenity ground should be provided in accordance with the Council's established guidelines for private garden ground. COY5 should provide open space to the southwest, adjacent to the cemetery to link existing and new public spaces. 2. COY2 should provide appropriate private amenity ground for any new houses. Given the scale of the site, it is unlikely that on-site open space provision and play equipment will

<p>Transportation and Access</p>	<ol style="list-style-type: none"> 1. Release dependent on the outcome of an assessment of impact (including cumulative impact) of housing releases within Coylton on the trunk road network. The assessment should be carried out in consultation with Transport Scotland. Where possible, the assessment should be coordinated and conducted by the developers of each of the Coylton allocations, with any required mitigation being related to the impact of development (as directed by the council). The development is expected to contribute to the costs of mitigating any localised impact on the trunk road network. <p>COY1 should take vehicle access into the site from Hole Road, Garvine Road, Lochfergus Drive and Lochfergus Crescent. These accesses should also provide pedestrian accessibility. This connectivity and access for vehicles and pedestrians will increase circulation around the site and allow it to integrate with the settlement. Pedestrian links should also be provided to play area and open spaces within the site.</p> <p>COY2 should take vehicle access into the site from Hole Road. The developer should also explore the possibility of creating a second vehicle access to the site from Dalrymple View.</p> <p>COY3 should take vehicle access to the site from Highpark Road, and should also explore the possibility of a second vehicle access from the A70. Existing pedestrian links to the school and A70 should be retained, within additional linkage provided, where possible.</p> <p>COY4 should take vehicle access to the site from the A70 at the location of the current 'gap' site at approximately opposite Glenhead Court. Vehicle access should also be taken from the north at Gallowhill, and from the west from Ashgrove and Chestnut Grove. Pedestrian access should also be taken from all these vehicle access points. Pedestrian access should allow safe, quick access from all parts of the site to amenities and public services within Coylton, generally located along the A70. Pedestrian access should also be safe and convenient to open spaces within the site.</p> <p>COY5 should take vehicle access from Manse Road. It would be preferable for the site to achieve dual vehicle access from Manse Road to maximise safe and convenient vehicle and pedestrian access opportunities.</p> <p>For all sites it is important to create easily accessible walking and cycling routes from within the site, to link to routes in the wider core path network.</p>
<p>Education Impact</p>	<ol style="list-style-type: none"> 1. It is anticipated that the sites will require to contribute towards meeting the impact of the development of local primary and secondary education through developer contributions. Details of contributions will be set out in supplementary guidance for

Coylton



Crosshill

<p>Building Design & Site Layout</p>	<ol style="list-style-type: none"> Given that portions of the site are higher than the existing settlement and the scale of the majority of the buildings within the surrounding area, building height should be restricted to one and one and a half storey in order to provide for integration and to ensure that it does not dominate the existing settlement. <p>SEPA has indicated that a small watercourse/drain or culverted watercourse is present on the northern boundary of the site. Subject to detailed investigations, this may require the imposition of a no build zone within the relevant part of the site.</p> <p>Houses should front on to Kirkmichael Road (subject to detailed investigations relating to the presence of a culverted watercourse) and should be restricted to single storey in order to reflect existing residential units on Kirkmichael Road. Housing should also front onto the agricultural land to the south and east, connecting into a peripheral pedestrian footpath around the site, to provide a welcoming and accessible settlement edge.</p> <p>Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.</p>
<p>Landscaping and Boundaries</p>	<ol style="list-style-type: none"> A strong defensible, low-level, landscaped boundary should be provided along the southern and eastern boundary of the site in order to protect the landscape setting of the village and to soften the transition from urban to rural. This will also help to better define the edge of the settlement at this location. The northern boundary of the site, where it meets Kirkmichael Road should contain outward facing buildings, ensuring that the development respects and integrates with the existing settlement. Along the northern and western boundary, the development should be mindful of impacts upon the residential amenity of existing properties and should avoid visual segregation.
<p>Open Space</p>	<ol style="list-style-type: none"> Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. Open space should be sited in order to benefit from natural surveillance. The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ol style="list-style-type: none"> Vehicular access to the site should be taken via Kirkmichael Road. The site should also seek to achieve a vehicle link from the south-west corner to Back Street. Pedestrian linkages should also be provided to connect with Kirkmichael Road, linking with the existing village. A peripheral footpath should be provided around the southern edge of the site. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. <p>There are 2 core paths (SA1 and SA39) close to the site. These core paths connect Crosshill's Main Street to the wider path network. SA1 is also the National Cycle Route no.7, and</p>



	SA39 links to local routes in Straiton, Kirkmichael and beyond. It is important to link any walking/ cycling routes from the site to these core paths.
Education Impact	<ol style="list-style-type: none">1. It is anticipated that the site will require to contribute towards meeting the impact of the development on local primary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.

Dailly

<p>Building Design & Site Layout</p>	<ol style="list-style-type: none"> Houses should front onto Hadyard Terrace to integrate with the existing street. Houses should also face the open space to the south. The site should have frontages facing The Loaning in order to create visual integration. <p>The design solution should attempt to reflect the existing linear urban form where the site is most prominent. Achieving this will minimise the impact of the development on the village, particularly when viewed from the north western corner and beyond.</p> <p>The existing vegetation along the northern boundary of the site should be retained and strengthened, where possible in order to minimise impacts upon the landscape setting of the village.</p> <p>Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.</p>
<p>Landscaping and Boundaries</p>	<ol style="list-style-type: none"> The existing trees and vegetation along the northern boundary of the site should be retained in order to protect the impact upon the landscape setting of the village. No rear gardens should face on to Hadyard Terrace or Church Crescent along the southern boundary
<p>Open Space</p>	<ol style="list-style-type: none"> The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ol style="list-style-type: none"> Pedestrian linkages should be provided in order to link the development with Hadyard Terrace to the south, The Loaning to the north and the existing play area to the east of the site. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. <p>There are 3 core paths which link into Dailly (SA42, SA43 and SA44). Core path SA42 is adjacent to the site. These routes then connect to the wider path network. There are also several recreational Local Trails around the village, which are very popular with residents and tourists. It is to link any walking/cycling routes from the site to these core paths and Local Trails.</p>
<p>Education Impact</p>	<ol style="list-style-type: none"> It is not anticipated that the site will require to contribute towards meeting its impact on local schools.

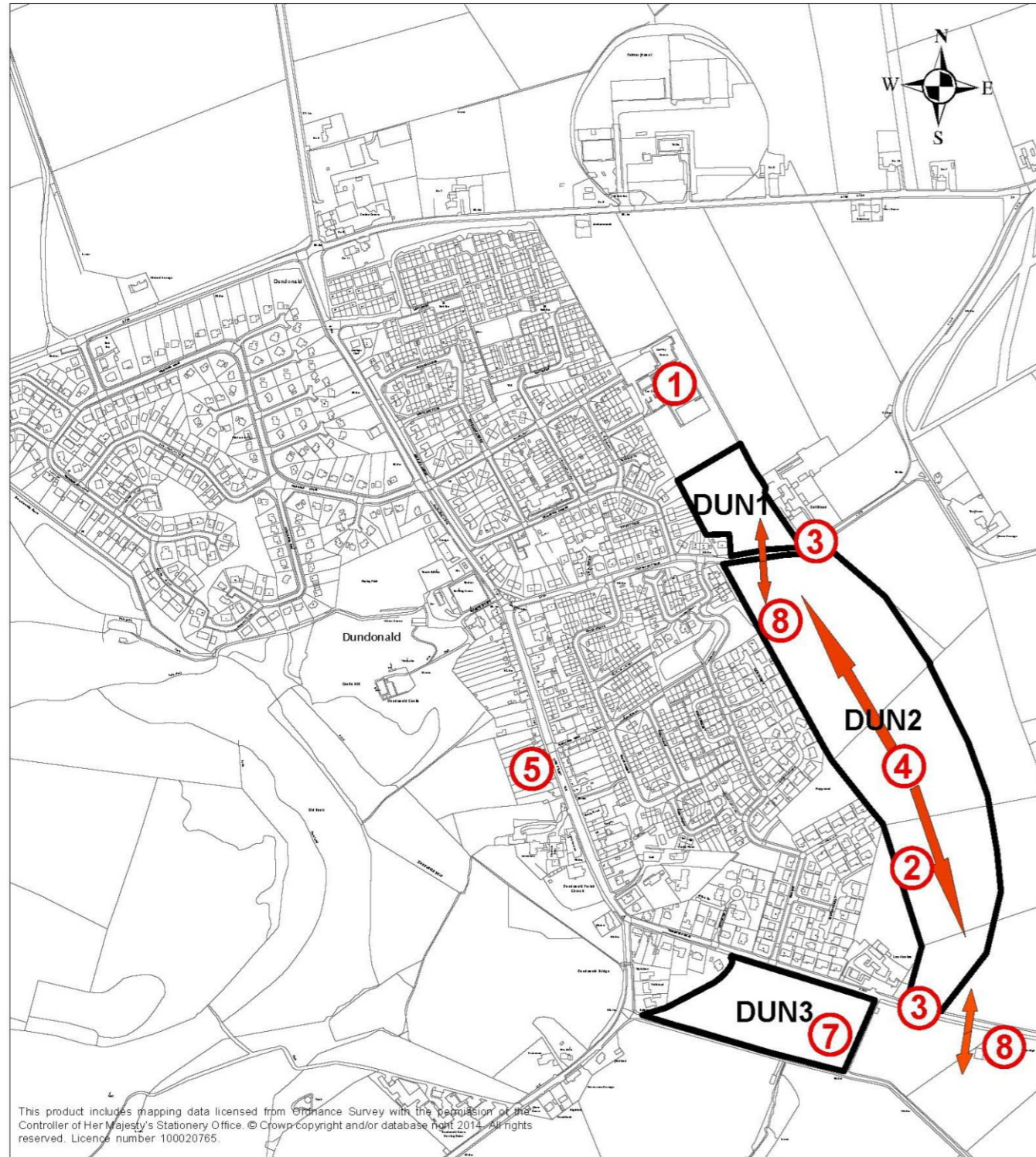


Dundonald



Building Design & Site Layout	<ol style="list-style-type: none"> 1. The pattern of development along Main Street, Dundonald is well established with houses fronting onto Main Street. This is continued into Tarbolton Road and Kilmarnock Road. Development along Kilmarnock Road and Tarbolton Road, as well as any development along the U99 should front onto those roads, to continue the established built form of Dundonald. Houses fronting onto Tarbolton Road and within site DUN3 should be predominantly single storey or 1½ storey. 2. Development should face onto the agricultural land to the east, incorporating a peripheral footpath along this boundary, to provide a welcoming and accessible settlement edge. Affordable housing should be provided onsite in line with the Local Development Plan and supplementary guidance. Any affordable housing at the site should be designed to integrate with the wider development so that it does not appear to be visually separate from private housing. The Council would encourage a masterplan approach to design for DUN1, DUN2 and DUN3.
Landscaping and Boundaries	<ol style="list-style-type: none"> 1. The eastern boundary along sites DUN1, DUN2 and DUN3 should incorporate a low level landscape buffer and footpath to create a defensible edge to the settlement. Given the topography of the site; and that it is generally rolling agricultural land, it is important to define the edge of the settlement in an appropriate manner. Exposed suburban fences along the eastern edge of the sites will not be favoured. 2. Front gardens of properties fronting onto Tarbolton Road and U99 should be open, and not be contained within walls, fences or hedges. This should assist development at these locations match the urban character of Dundonald – particularly within the locality – and provide a suitable entrance to the settlement when approaching from the east.
Open Space	<ol style="list-style-type: none"> 1. New houses should be sited in spacious plots, with good separation distances from existing and other proposed new houses. 2. Amenity open space should be provided centrally within the site, with natural surveillance – with particular reference to site DUN2, existing open space areas to the west should be linked to open space provision as part of the development of DUN2, to provide functional and usable open space. The open space should also be used to provide pedestrian linkage to the west, with houses facing onto open space areas. 3. The Council will favour proposals that include allotments that are well designed and integrated into developments
Transportation and Access	<ol style="list-style-type: none"> 1. It is likely that site DUN1 will have a single vehicle access to the site from the B750. The site should, however provide pedestrian access to the school, located immediately to the north of the site. This will improve pedestrian access from the site as well as from DUN2. Site DUN2 should have dual vehicle access, with principal entrance points from B750 and Tarbolton Road. The site should also provide vehicle access to the site from the existing residential areas to the west of the site, where possible. Pedestrian access to the west should also be provided – particularly through the existing open space areas – to provide safe and convenient access for future residents to village amenities. Vehicle access to DUN3 should be taken from Tarbolton Road, however, subject to technical assessment, access should also be taken onto U99, with this road being widened appropriately to accommodate the development. The allocations push the settlement boundary eastwards. Traffic calming should be incorporated into the design solution to slow traffic entering Dundonald on Tarbolton Road and Kilmarnock Road from the east. Speed restrictions should be adjusted to reflect the new developments and settlement boundary. Core path SA37 runs through Dundonald, and along Kilmarnock Road, adjacent to the site. This core path links to Symington, and to Troon (via the Smugglers Trail – which is a very popular walking/ cycling route for locals and visitors). It would be important to link any walking/ cycling routes from the site to this core path and the wider network of routes.

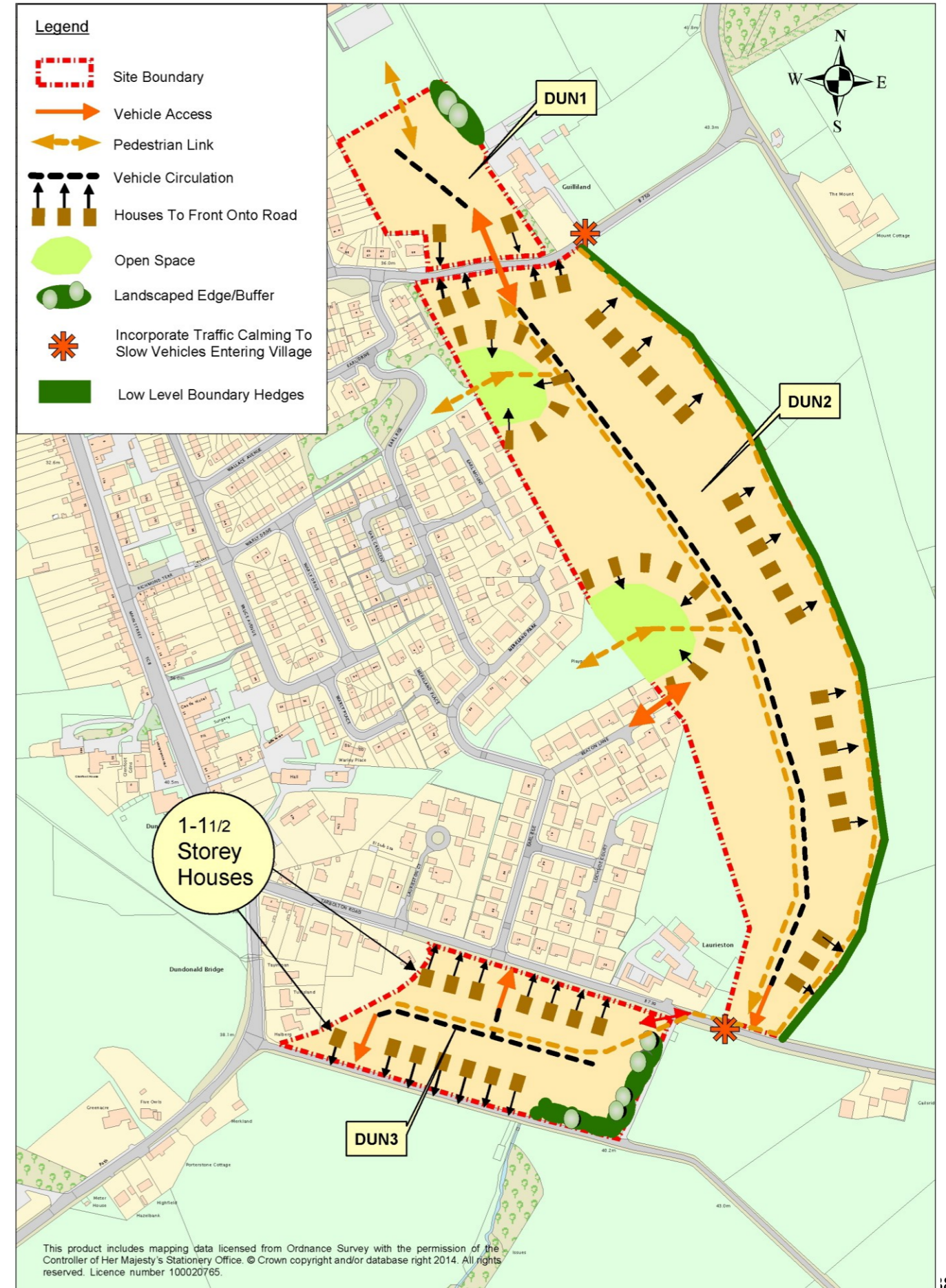
Dundonald



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Dundonald

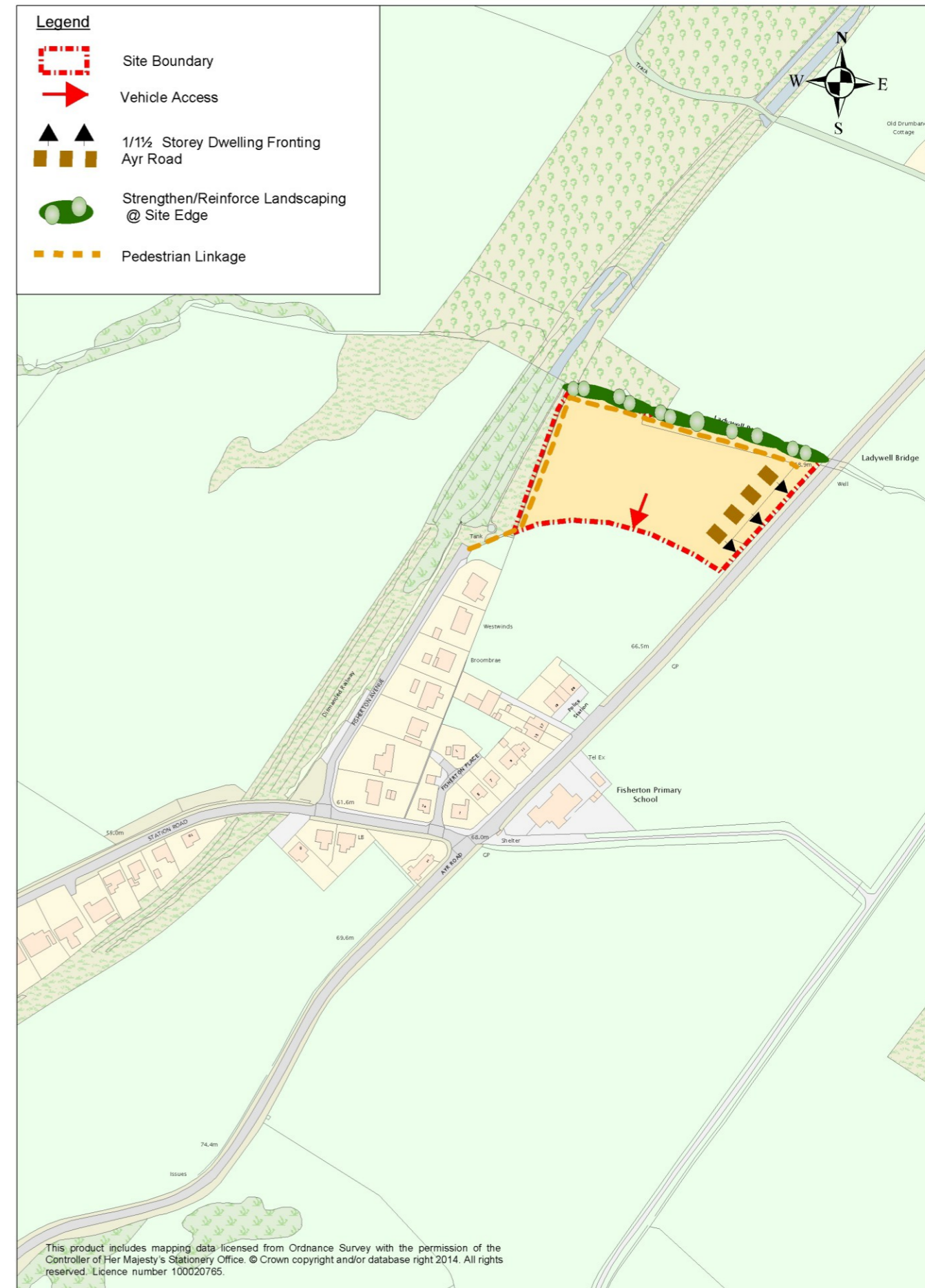
- ① Issues with nursery and school provision
- ② Drainage issues
- ③ Extend speed limit beyond new sites/Traffic calming
- ④ Distributor road should run north-south through site
- ⑤ Contribution towards local service – post office
- ⑥ Improved bus service to village- buses too expensive, not everyone has car access
- ⑦ Style and layout of houses to fit with those on Tarbolton Road
- ⑧ Sites of less than 50 houses normally only require 1 access road, but should seek dual access routes into sites.



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Fisherton

<p>Building Design & Site Layout</p>	<ol style="list-style-type: none"> Houses should front the A719 to reflect the urban form of the existing settlement and to maintain the visual relationship that the settlement has established with the A719. <p>The site should be designed to integrate visually and physically with the adjacent residential area to the immediate south of the site, capitalising upon opportunities for vehicular and pedestrian linkages. A collaborative approach to the development of this site will be required in conjunction with the adjacent site.</p> <p>Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses</p>
<p>Landscaping and Boundaries</p>	<ol style="list-style-type: none"> Existing trees along the boundary of the site should be retained in order to minimise impacts upon the landscape setting of the village. Landscaping works along the northern boundary of the site should be designed to provide the settlement with a strong defensible boundary whilst limiting views into the site when approaching along the A719 from the north.
<p>Open Space</p>	<ol style="list-style-type: none"> Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. Open space should be sited in order to benefit from natural surveillance. The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ol style="list-style-type: none"> Vehicular access to the site should be provided through the existing residential area to the south. There should be pedestrian linkages with the existing residential area to the south and beyond. The developer should explore the possibility of providing a pedestrian link from Fisherton Avenue to the north east corner of the site. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority.



Girvan

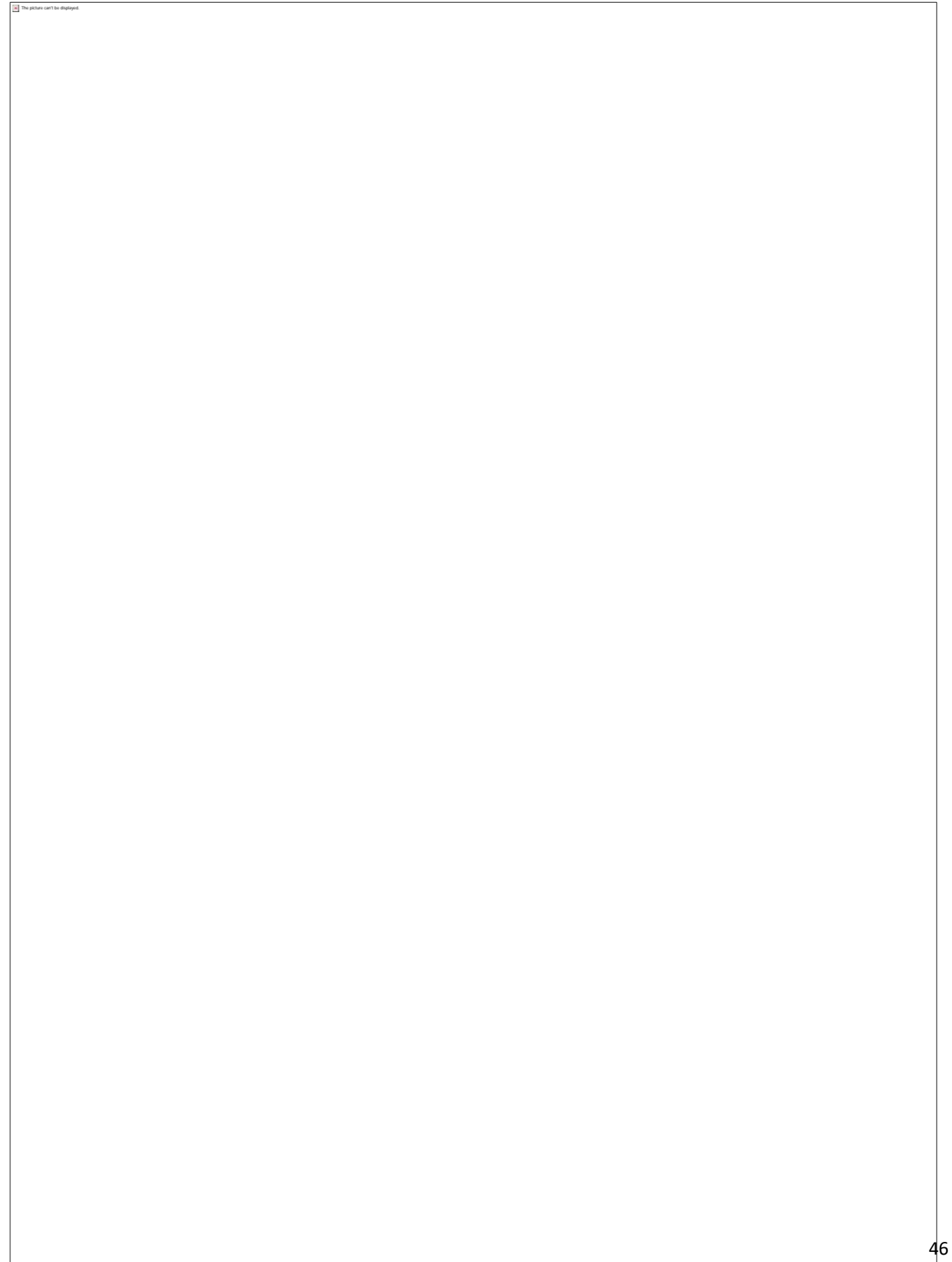


Building Design & Site Layout	<p>1. New houses within GIR1 should front onto Coalpots Road to continue to the streetscape pattern characterised within the existing settlement.</p> <p>Affordable housing may be required within GIR1 in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.</p> <p>Site GIR2, which is the former Davidson Hospital, is a listed building. The purpose of this allocation is to assist the re-use of the building. As such, the site is predicated on the retention of the building. Any proposed redevelopment of this site must include the conversion of the existing building. The Council will not support the demolition of the site, or alterations to the building or any new development in the curtilage that unacceptably harms the setting of the listed building.</p> <p>Site GIR3 should have dual building frontage onto both Wilson Street, to the rear, and Henrietta Street, to the front. Buildings on this site should be single storey or 1.5 storey high terrace properties to reflect the built form of the surrounding area.</p>
Landscaping and Boundaries	<p>1. The eastern and southern boundaries of site GIR1 are already defined by vegetation, including trees and scrub. These boundaries should be strengthened and retained to reinforce the natural edge to the settlement at this location.</p> <p>2. Boundaries at GIR2 will form part of the listing for the former Davidson Hospital, and must be retained as part of any design solution for the re-use of the site.</p> <p>3. Site GIR3 is currently within a traditional stone wall boundary enclosure. This should be retained, particularly along Henrietta Street, as part of any design solution for the site.</p>
Open Space	<p>1. Site GIR1 should provide suitable open space within the site. The entrance to the site from Torcy Way and the play area at this location offer an opportunity to enhance this open space, providing a larger, better equipped play area. Other open spaces within the site should be collected and located centrally to increase accessibility and amenity value, with pedestrian linkage to the open space. Dwellings should be fronted onto open space to secure natural surveillance.</p> <p>The redevelopment of the former Davidson Hospital at GIR2 and site GIR3 should incorporate sufficient private amenity ground for any new dwellings. The Council will be sensitive to viability implications in seeking the re-use of this listed building at GIR2 and potential costs of redevelopment of the brownfield site GIR3. Notwithstanding any viability issues, and subject to any requirement for a contribution for play equipment, the Council will likely favour a commuted sum for the enhancement of nearby play equipment, rather than providing public open space on either of these sites.</p> <p>The Council will favour proposals that include allotments that are well designed and integrated into developments</p>
Transportation and Access	<p>1. Site GIR1 should incorporate dual vehicle access to the site from Coalpots Road and Torcy Way to allow vehicle and pedestrian movements around the site. Where possible vehicle and/or pedestrian access should link the site to Assel Place.</p> <p>2. Site GIR2 should retain the existing vehicle arrangements to the site. Any parking requirements to accommodate the residential re-use of the building should be sensitive to the character and setting of the listed building.</p> <p>Site GIR1 may be able to accommodate a mix of vehicle access options. New residential properties at this site may, subject to technical considerations, be able to take vehicle access directly onto local roads. The design solution, equally, may suit a site access from Firth Terrace, to the rear of the properties, with parking provision provided in rear gardens. The design solution should not be determined principally by</p>

Transportation and Access	<p>1. There are 3 core paths which link into Girvan (SA2, SA50 and SA51). SA2 (the Ayrshire Coastal path, a popular tourist attraction) runs very close to the site. These routes then connect to the wider path network. There are also several recreational Local Trails around Girvan, which are very popular with residents and tourists. It would be important to link any walking/ cycling routes from the site to these core paths and Local Trails.</p>
Education Impact	<p>1. It is not anticipated that the site will require to contribute towards meetings its impact on local schools.</p>

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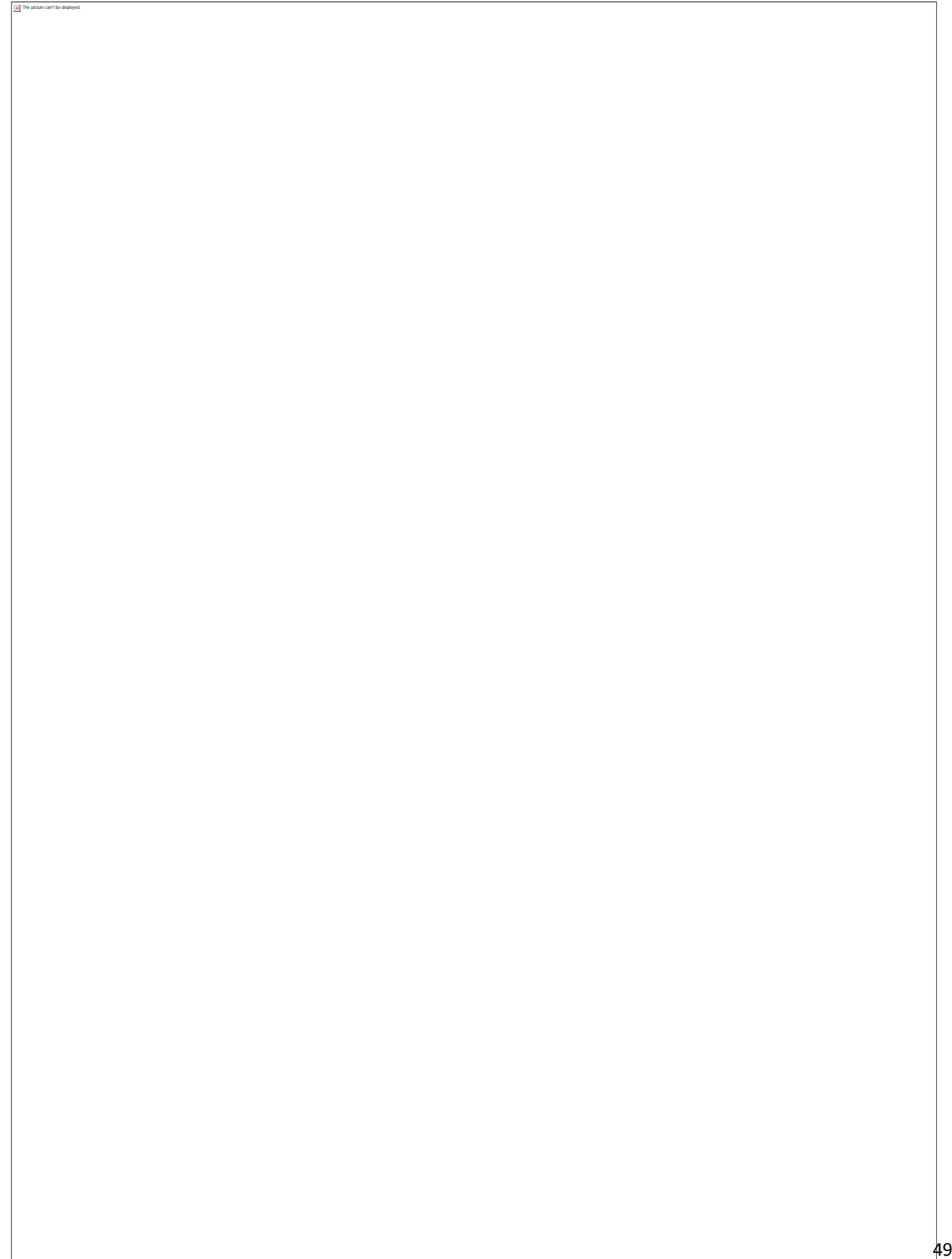
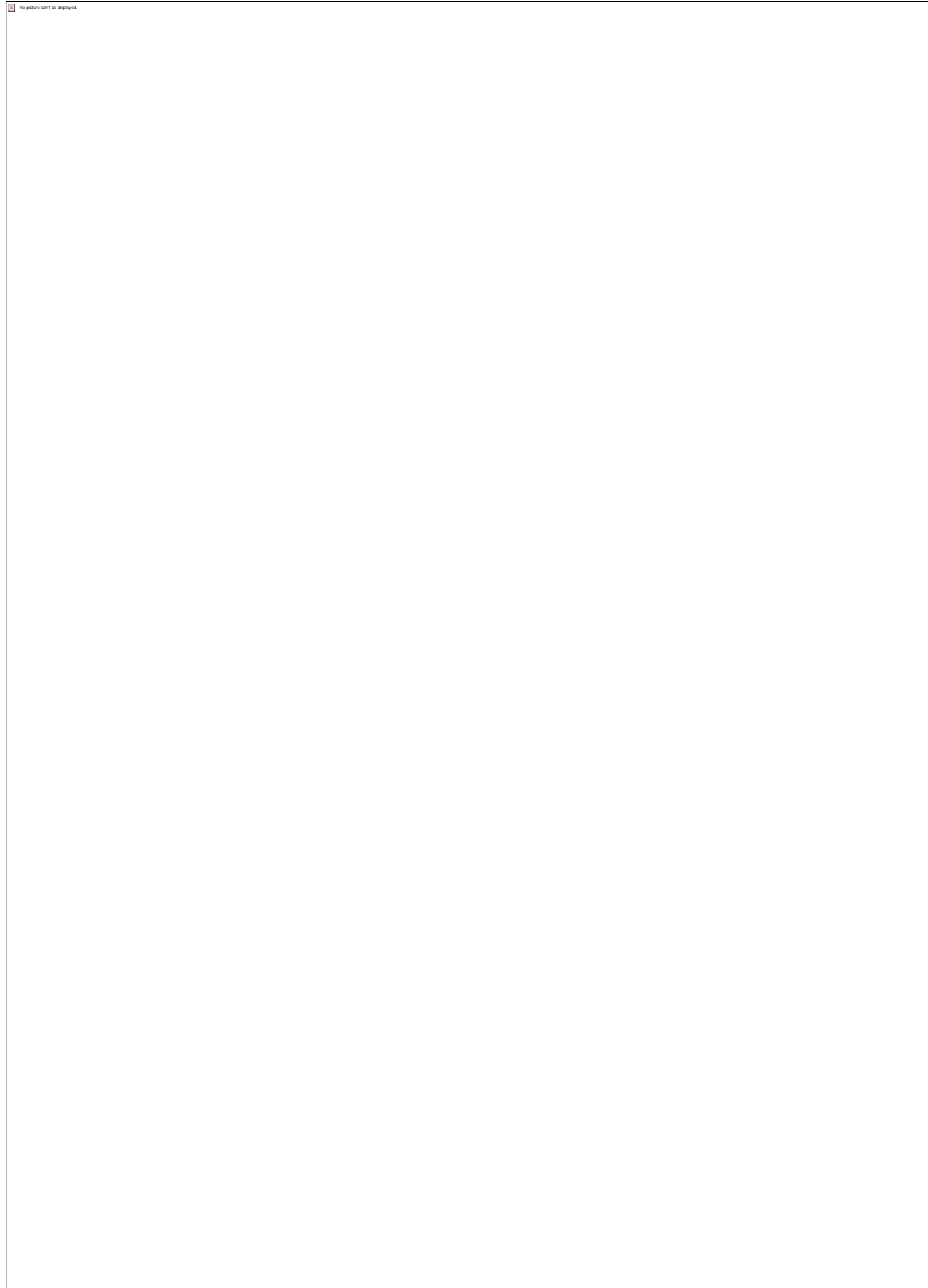
Girvan



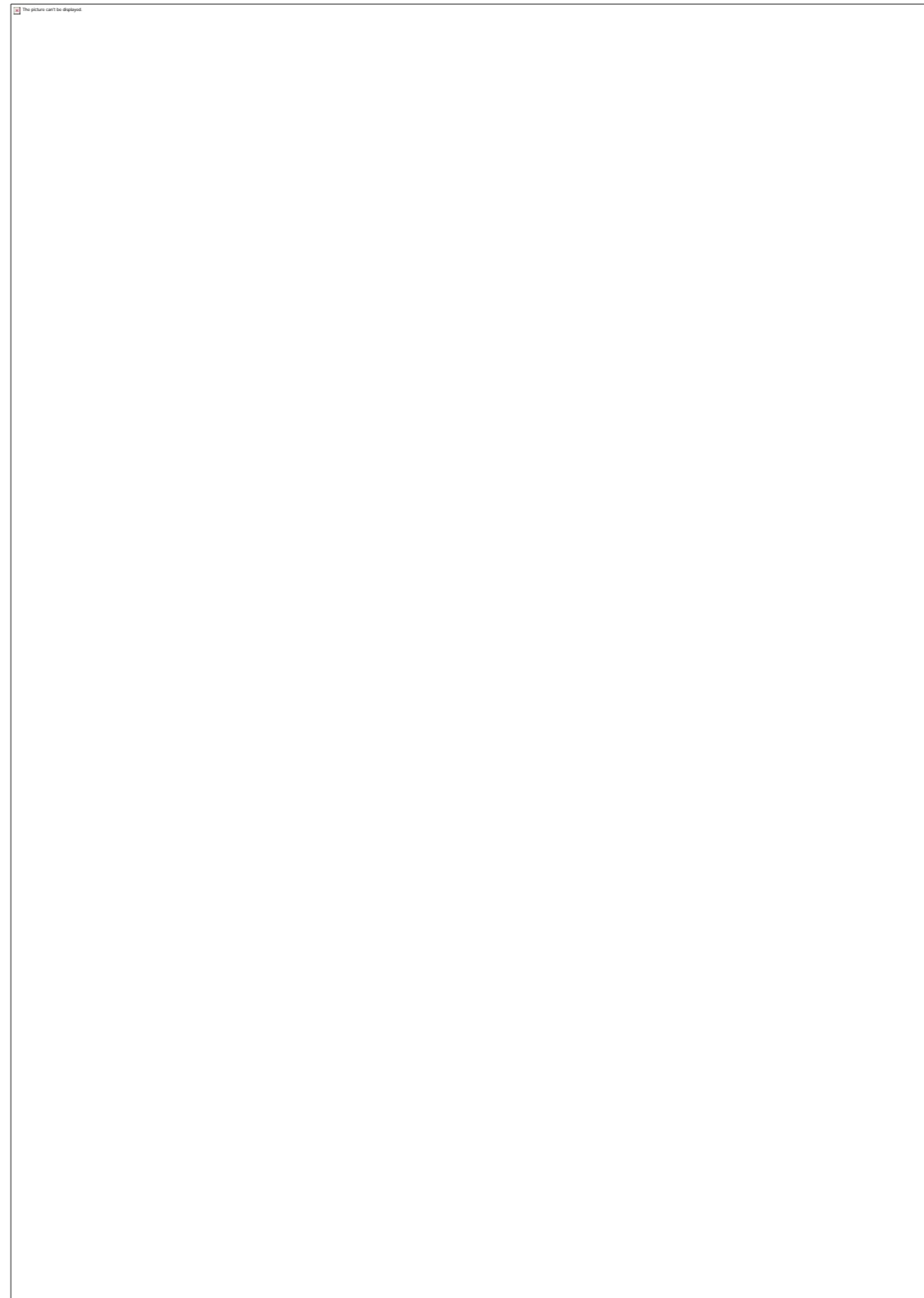
Kirkmichael

Building Design & Site Layout	<ol style="list-style-type: none"> 1. Building height should be restricted to single storey along the eastern part of the site in order to minimise impacts upon the character and setting of the village. Development should not breach the ridge line to the east. 2. The development to the east of the site should be east-facing, incorporating a pedestrian footpath to provide a welcoming and accessible settlement edge. Similarly, houses should face south at the southern edge, and those at the front should face onto Bolestyle Road. 3. 2-storey dwellings are unlikely to be acceptable within the site as a result of its prominent location. <p>Houses should front on to Bolestyle Road, ensuring that the site is visually and physically integrated with the existing settlement.</p> <p>SEPA has indicated that there may be a culverted watercourse on part of the site. Subject to detailed investigations, this may require the imposition of a no build zone within the relevant area.</p> <p>Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.</p>
Landscaping and Boundaries	<ol style="list-style-type: none"> 1. Landscaping works will be required along the eastern boundary of the site in order to establish a strong defensible settlement edge. The southern edge should be defined by a low level, natural boundary. 2. Landscaping works should provide screening for the development when viewed from the north. This will be particularly important in protecting the setting of the B-listed Kirkmichael Parish Church.
Open Space	<ol style="list-style-type: none"> 1. Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. 2. Open space should be sited in order to benefit from natural surveillance. 3. The Council will favour proposals that include allotments that are well designed and integrated into developments.
Transportation and Access	<ol style="list-style-type: none"> 1. Vehicular access should be taken via Bolestyle Road, at the south western corner of the site. 2. The site should provide a pedestrian linkage to Bolestyle Road in order to integrate with the existing settlement. 3. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. <p>Core path SA40 links Kirkmichael to Straiton, Crosshill and the wider path network. There are also recreational local walks through the Kirkmichael House estate. It would be important to create links from walking/ cycling routes in the site to these core paths and local walks.</p>
Education Impact	<ol style="list-style-type: none"> 1. It is not anticipated that the site will require to contribute towards meeting the impact of the development on local education facilities through developer contributions.

Kirkmichael



<p>Building Design & Site Layout</p>	<ol style="list-style-type: none"> 1. Development should be set back from the south eastern boundary of the site in order to respect the setting of nearby listed buildings and the character and appearance of the conservation area. However, it is important to ensure that the site forms part of the settlement and seeks to integrate both visually and physically with the village. 2. The site should be restricted to 1 and 1 ½ storey dwellings in order to respect its prominence and the character of the existing village. 3. Houses should front on to the A77 in order to achieve visual integration with the settlement and to be reflective of buildings located along Main Street, however direct vehicle access may be limited onto the A77. <p>The materials used within the site will require to respect the character and appearance of the conservation area, in general, and the buildings located within it.</p> <p>A unique design solution for this site will be required which avoids the use of suburban, standard house types.</p> <p>Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.</p>
<p>Landscaping and Boundaries</p>	<ol style="list-style-type: none"> 1. The south eastern boundary of the site requires to be sensitively treated as a result of the proximity to the A-listed Kirkoswald Parish Church. Development should be set back from this boundary in order to allow for the continuation of views to the open countryside at this location. 2. Landscaping works will be required to provide the western edge of the settlement with a strong defensible boundary
<p>Open Space</p>	<ol style="list-style-type: none"> 1. Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. 2. Given the requirement to set the development back from the south eastern boundary, this presents a logical location to meet the open space requirements for the site. This would also help to minimise impacts upon the landscape setting of the village, given that this is the most prominent part of the site. <p>The Council will favour proposals that include allotments that are well designed and integrated into developments.</p>
<p>Transportation and Access</p>	<ol style="list-style-type: none"> 1. Vehicular access to the site should be taken via Kirk Brae. 2. A pedestrian linkage should connect the northern corner of the site with the A77, which will link the site with the village, and connect to Kirk Road/Kirk Brae. 3. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. <p>Core path 34 runs through Kirkoswald, linking the village to Culzean Country Park and to the Ayrshire Coastal Path. Part of this route (to the north) is a claimed right of way, and part of it (to the south) is also the Carrick Way. The core path runs adjacent to the site. It would be important to link any walking/ cycling routes in the site to these core paths and long distance routes in the wider path network.</p>



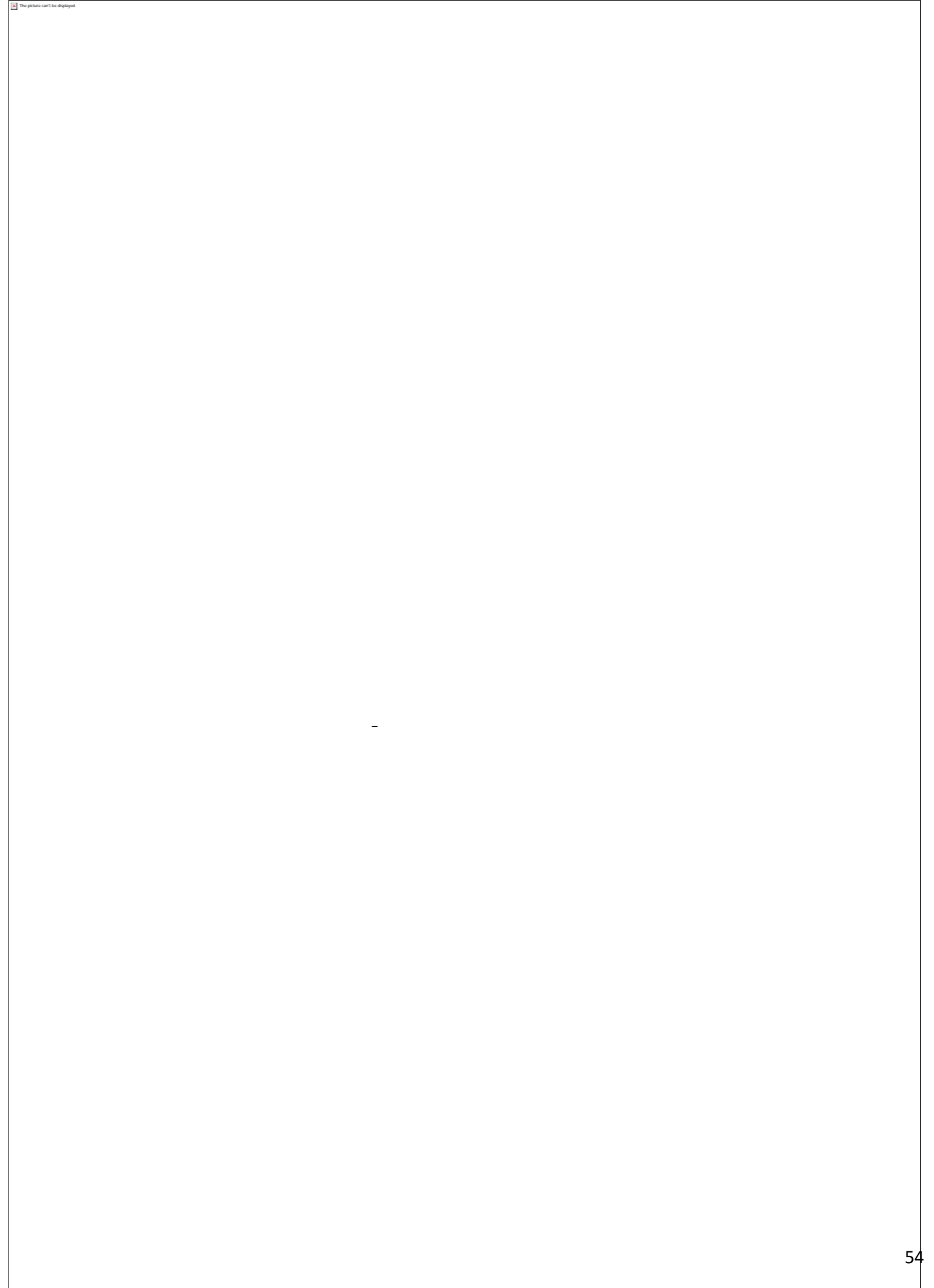
Education Impact	1. It is not anticipated that the site will require to contribute towards meeting the impact of the development on local education facilities through developer contributions
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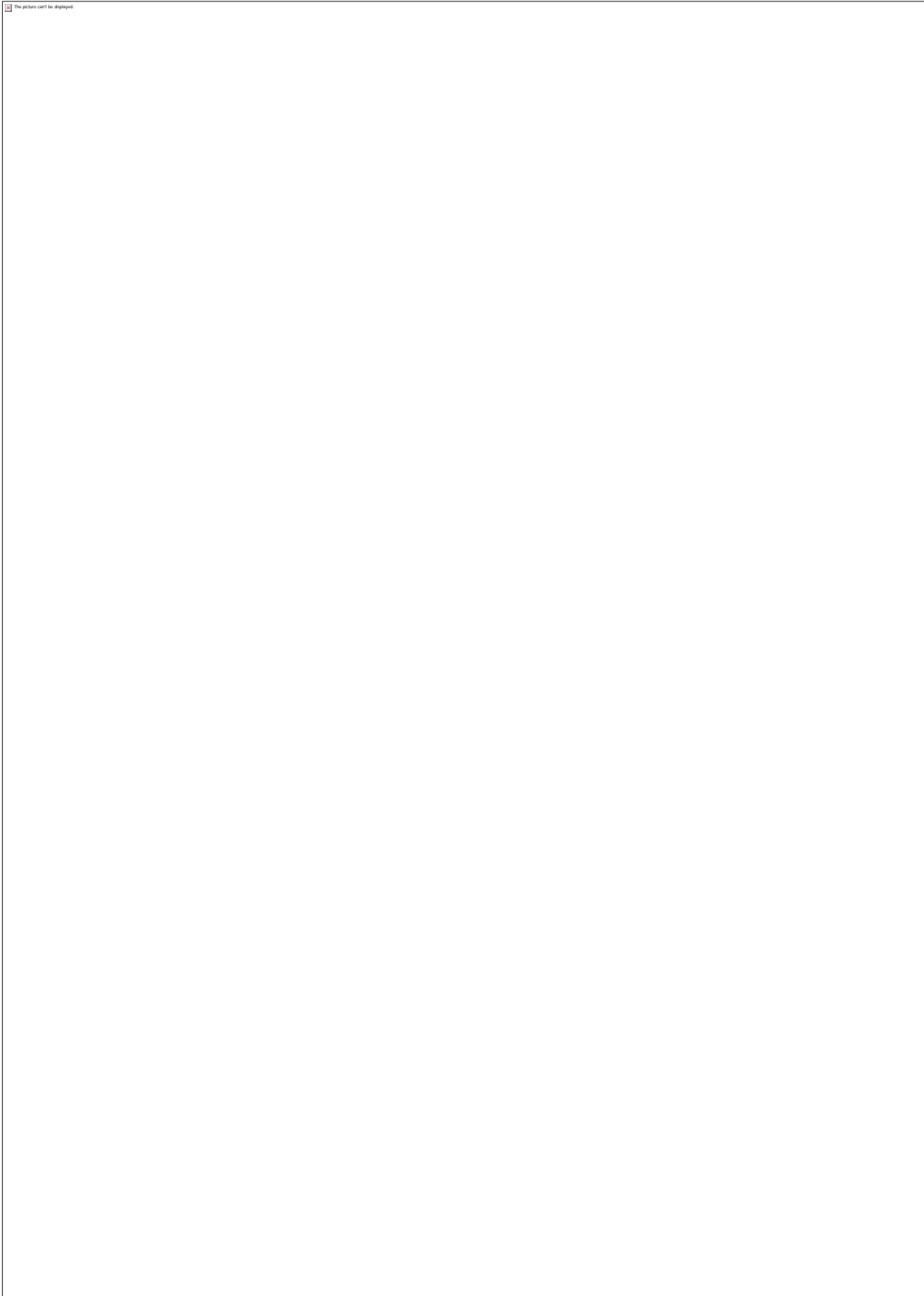
Maybole

<p>Building Design & Site Layout</p>	<p>1. New houses within the allocation sites should provide frontages onto, and form part of the streetscape along Drumellan Road and Cairnfield Avenue</p> <p>The allocation sites provide for a substantial amount of housing units to be provided at Maybole. The Council will be supportive of development proposals that provide a variety of houses styles and sizes within the development site. This can cater for different housing demands and provide the opportunity to provide a visually distinctive development. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses</p>
<p>Landscaping and Boundaries</p>	<p>1. Maybole is located on rising land, and the location of the allocation sites is at the lower end of the town. At the current edge of settlement, views of the site are relatively localised due to the topography. The landscape at the settlement edge comprises of rolling agricultural land, with little in the way of tree belts/stands (except around St. John's Cottage and along Kirkmichael Road). Generally, boundaries along roads and fields are defined by low level, natural boundary treatment, such as hedge rows, with occasional trees. This should be replicated around the majority of the rear (eastern) boundary of the site. Houses along the south east boundary should face south east and be connected into a pedestrian footpath around the perimeter of the site to provide a welcoming and accessible settlement edge. The edge of the site along Kirkmichael Road is currently defined by mature tree planting. This should be retained and strengthened as part of the development of the site, and along the boundary of the site near St John's Cottage.</p> <p>2. The site frontage along Glebe Park should contain dwellings fronted onto the open space to replicate the urban form on the western side of the park.</p>
<p>Open Space</p>	<p>1. The large open space at Glebe Road is a significant, valuable and functional area of open space that provides community-wide amenities. The design solution for the allocations should incorporate the open space as a central part of the design solution for the site by fronting dwellings onto the open space to replicate the built form of the local area, where dwellings along Glebe crescent face onto the open space.</p> <p>Similarly, the football ground and skate park to the southwest of the allocations are community-wide recreational amenities. While vehicle linkage direct to these assets may be limited, pedestrian linkages should be provided to these open space assets.</p> <p>While there will be additional open space within the development site, the masterplan process should engage with the Council's planning and grounds sections to understand how best to provide additional open space and open space facilities. It may, for example, be appropriate for some of the open space play equipment that would normally be required for a development of this scale can be provided through upgraded, central facilities that exist at existing areas of open space, rather than fragmenting the play equipment provision.</p> <p>Amenity open space should be provided centrally within the site, with natural surveillance. There will be opportunities to link path networks through the site given the</p>

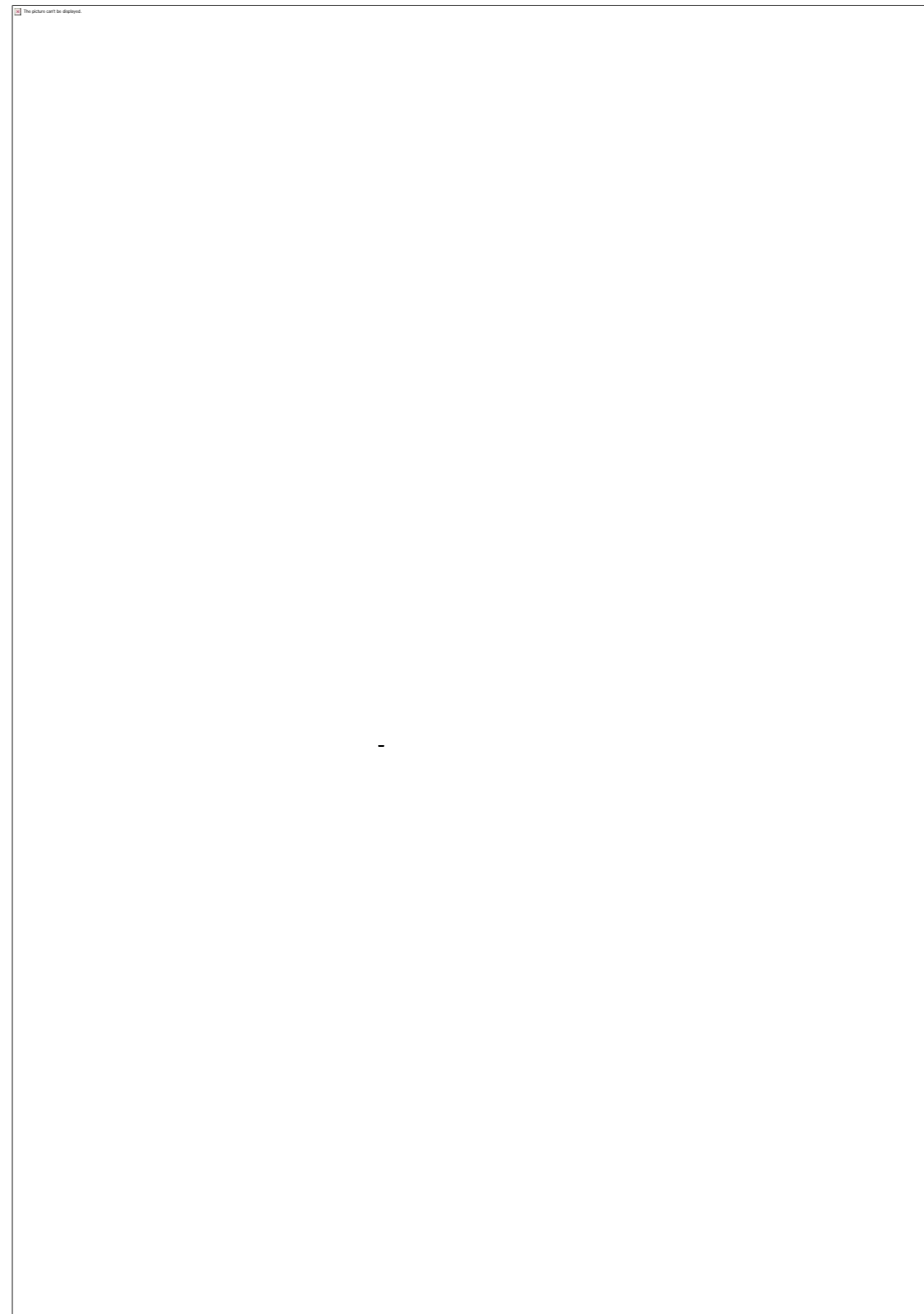
<p>Transportation and Access</p>	<p>1. There should be a masterplan approach to development of the Maybole allocation sites, which should include a comprehensive transport assessment and design solution.</p> <p>Release dependent on the outcome of an assessment of impact (including cumulative impact) of housing releases within Maybole on the trunk road network. The assessment should be carried out in consultation with Transport Scotland. Where possible, the assessment should be coordinated and conducted by the developers of each of the Maybole allocations, with any required mitigation being related to the impact of development (as directed by the council). The development is expected to contribute to the costs of mitigating any localised impact on the trunk road network.</p> <p>The design solution for the site should incorporate multiple vehicle accesses to the site. A main vehicle route should be incorporated into the development to provide continuous linkage between Kirkmichael Road to Crosshill Road. Vehicle access should also be taken onto Drumellan Street, Cairnfield Avenue and Loaning.</p> <p>Pedestrian links should also be enhanced, where existing, and created as part of all vehicle routes. A pedestrian link to the cemetery should be provided. Pedestrian linkages should be incorporated into and permeate existing and proposed open space areas, and focus on providing connectivity with the town centre and other amenities within the town.</p> <p>Maybole is well connected to the Core Paths Network. Core paths SA1, SA32 and SA33 run through Maybole. SA1 is also the National Cycle Route 7. It would be important to link walking/ cycling routes from the site to these core paths and the wider network of routes.</p> <p>In addition, there is an established, but not vindicated, right of way, to the north-west edge of site MAYB2, at the Boag Steps. This route must be protected.</p>
<p>Education Impact</p>	<p>1. It is anticipated that the sites will require to contribute towards meeting the impact of the development on local primary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance</p>

Maybole





MIN1 & MIN2	
Building Design & Site Layout	<ol style="list-style-type: none"> 1. New houses in MIN1 should front onto School Road. New houses within site MIN1 - particularly those located on the eastern edge of the site - should minimise their impact on the amenity of neighbouring properties along Merrick Crescent and Monkwood Crescent. Separation distance, building height and boundary treatment should all be carefully planned to ensure minimal loss in amenity to neighbouring properties by way of loss of outlook and privacy. 2. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
Landscaping and Boundaries	<ol style="list-style-type: none"> 1. The western boundary of site MIN1 has intermittent landscaping and tree strips. The western boundary of the site should incorporate a landscape buffer to provide a continuous and strong natural boundary to the site. This landscape buffer should incorporate the existing tree and strips along Townend Road should reflect the character of the immediate locality, by being defined by a combination of natural stone walls and hedge planting of a native species. 2. The western boundary of MIN2 is the main characteristic of the site and defines the edge of the site and the A77. This should be retained and strengthened.
Open Space	<ol style="list-style-type: none"> 1. Amenity open space should be provided centrally within the site, with natural surveillance. There will be opportunities to link path networks through the site given the linear form of the site and various opportunities to link into existing paths. 2. The development at MIN1 should explore opportunities to utilise the existing footpath at School Road and the adjacent open space can form part of the open space for MIN1, creating a larger, improved open space. 3. Development on MIN2 should avoid areas of the site that are within flood risk areas. Any undeveloped land may provide opportunities for amenity open space. <p>The Council will favour proposals that include allotments that are well designed and integrated into developments.</p>



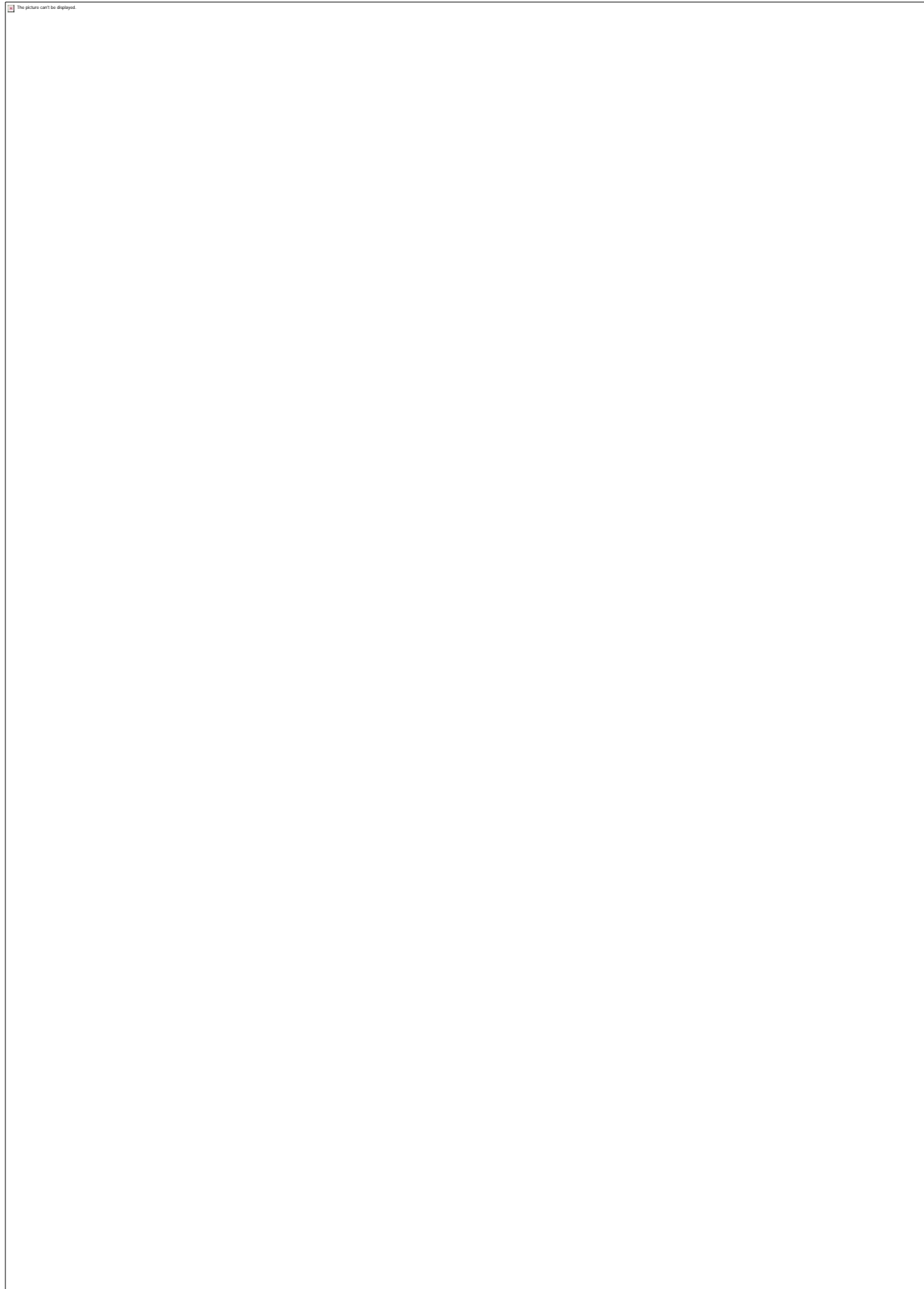
<p>Transportation and Access</p>	<ol style="list-style-type: none"> 1. The principal vehicle access to site MIN1 should be taken via School Road. Vehicle access should also be taken onto Monkwood Crescent, where possible. 2. Subject to any required transport assessment for MIN1, access to School Road, from the A77 should be improved to accommodate additional vehicles. <p>Site MIN1 offers significant opportunities to create and enhance pedestrian linkage between the site and existing residential areas in Minishant. Pedestrian access should be taken from School Road, Monkwood Crescent and Merrick Crescent. The existing pedestrian link from Merrick Crescent to School Road should be incorporated into the design of the site (for example, by incorporating the path into open space or the road access to the site. This existing path should not back onto residential rear gardens and suburban fences, which will reduce natural surveillance.</p> <p>The developer should retain space at the north of MIN1 to create vehicle access to the land to the north.</p> <p>Vehicle access to site MIN2 should, where possible, not access directly onto the A77. In assessing any planning application for this site, a transport assessment and the views of Transport Scotland will be critical to determining the most appropriate vehicle access to the site.</p> <p>Where possible, the developments should maximise opportunities for pedestrian linkage and linking to core paths.</p>
<p>Education Impact</p>	<ol style="list-style-type: none"> 1. It is anticipated that the sites will require to contribute towards meeting the impact of the development on local primary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.

Monkton

MON1	
Building Design & Site Layout	<p>1. There should be a 20m buffer between Tarbolton Road and the new housing to provide a landscape buffer between the industrial area to the south of Tarbolton Road and the new residential development. This area should have a hedge boundary with the road and be landscaped with small trees and include a path which runs parallel to the road and links with the village and wider development.</p> <p>2. New houses should front onto this 20m buffer at Tarbolton Road.</p> <p>New houses to be of similar scale and massing of the existing houses within the locality and to ensure that views of the monument and windmill are maintained no buildings should be developed within the view lines highlighted on the Plan.</p> <p>Affordable housing should be provided in line with the LDP policy: affordable housing. The design layout, materials and boundary treatments of the affordable homes should be similar to that of the private housing to ensure tender blindness.</p> <p>Any development should be set back from the Windmill and Macrae's monument in order to protect the setting of these built heritage designations. In terms of Macrae's Monument, it is evident that this monument is located in a prominent site in order for it to be highly visible and for it to have a visual relationship with the surrounding landscape and seascape. Any development will be required to retain the relationship that this monument has with the surrounding area by ensuring that the design solution does not adversely affect its setting. Any development will be expected to ensure the protection of the Whiteside scheduled monument. Consultation with Historic Environment Scotland should be undertaken to ensure that the importance of this feature is understood and that appropriate measures are in place for its protection. The masterplan approach to this development should demonstrate a clear understanding of these features and their settings. Consultation with Historic Scotland should be undertaken in the development of the masterplan. Furthermore the development should help raise awareness within Monkton through the provision of path linkages to these historic sites, as well as annotation information for each historic asset.</p> <p>Any development proposals relating to MON1 should seek to retain the same sports pitches/courts or provide the same or higher provision within the site boundary. The sports facilities should be properly drained and provide a level surface for ball games. The sports facilities should be overlooked by housing units to create casual surveillance.</p> <p>Houses should be orientated to ensure main elevations are fronting onto roads and paths.</p>
Landscaping and Boundaries	<p>1. The boundary of the site that stretches from the western edge of the site, along the northern boundary and meets Tarbolton Road to the east of the site is already defined by a band of trees. Parts of this boundary are more sparsely planted than others; however the existing tree belt provides a good opportunity to strengthen this natural boundary with additional planting to integrate this prominent site into the landscape more successfully, whilst retaining existing landscape features.</p> <p>2. Care should be taken in designing the landscape proposals for the site where they relate to Macrae's Monument (A-listed) and the Windmill (scheduled monument). It will be particularly important for any new planting on the site edges near these historic features to follow established vegetation patterns, rather than establishing new tree belts that may alter the landscape character at this location by prohibiting views, and the setting of these features. In any case, the masterplan approach to this development should be carried out in consultation with Historic Scotland, which will assist to guide the design process.</p>
Open Space	<p>1. The masterplan for the site should consider the area designated as open space located immediately to the west of the housing development off Tarbolton Road. This area was allocated as being open space within the settlement boundary as part of the</p>

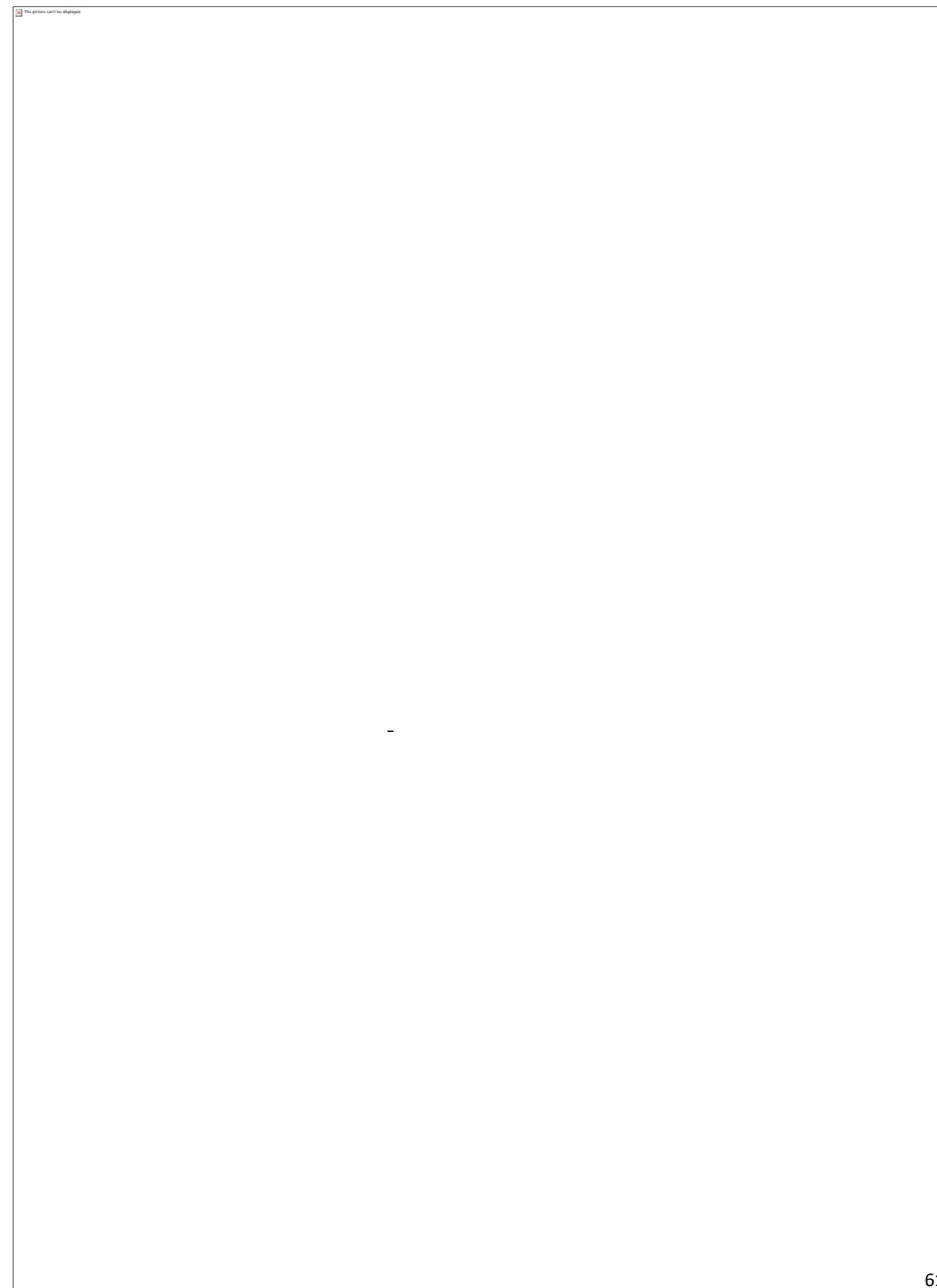
Open Space	<p>1. The listed buildings and scheduled monument within the site must be carefully managed through the masterplan. These features should remain visually prominent from outwith the site, as they currently are, and the development should maximise access to these heritage features and explore the possibility of incorporating open space areas around the structures.</p> <p>The Council will favour proposals that include community growing space and allotments that are well designed and integrated into developments.</p>
Transportation and Access	<p>1. A masterplan will be required to support a planning application for this site. In agreement with Transport Scotland, the masterplan should incorporate a detailed roads scheme, based on a comprehensive transport assessment, which takes cognisance of the impact of the development on local road networks and the A77. Any identified impact on local and strategic road networks should be fully mitigated by the development.</p> <p>The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority – particularly in providing pedestrian linkage from the village, adjacent to Tarbolton Road to the site; and providing access to historic environmental assets within the site, via a path around the perimeter of the site with path linkages at reasonable intervals to the housing.</p> <p>The site should provide two vehicle accesses to the site from Tarbolton Road. The masterplan process should also explore the possibility of creating a third vehicle access to and from the site, directly to Kilmarnock Road, to alleviate the impact of the development on the road network within the village. The Council recognises this is subject to technical considerations and impact on listed buildings.</p> <p>Core path SA8, on Kilmarnock Road, links Monkton to Symington, and this would be an important opportunity to create easily accessible walking and cycling routes from within the site, to link to the current settlement in Monkton, and to routes in the wider core path network.</p>
Education Impact	<p>1. It is anticipated that the site will require to contribute towards meeting the impact of the development on local primary and secondary education facilities through</p>

Monkton



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<p>Building Design & Site Layout</p>	<ol style="list-style-type: none"> 1. Houses should be restricted to 1 ½ storeys in order to reflect the character of the existing village. 2. The site should be designed to be open and welcoming. It should be sensitively designed in order to continue the street scape along Knockbreck Road to establish a visual relationship with the existing settlement. 3. The materials used within the site will require to respect the character and appearance of the conservation area, in general, and the buildings located within it. <p>A unique design solution for this site will be required which avoids the use of suburban, standard house types.</p> <p>Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.</p>
<p>Landscaping and Boundaries</p>	<ol style="list-style-type: none"> 1. Landscaping works along the northern boundary should provide this part of the settlement with a strong defensible boundary which enhances the backdrop of the village. 2. Existing trees and hedgerows around the site should be retained in order to minimise impacts upon the landscape setting of the village.
<p>Open Space</p>	<ol style="list-style-type: none"> 1. Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. 2. Open space should be sited in order to benefit from natural surveillance. 3. The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ol style="list-style-type: none"> 1. Vehicular access to the site should be taken via Knockbreck Road. 2. A pedestrian linkage which connects the southern part of the site with the eastern part of the existing village is desirable. 3. The internal layout should be designed in accordance with the principles of Designing Streets, but should cater for pedestrian movement as a priority. 4. There are 3 core paths which link into Straiton (SA39, SA47 and SA48). These routes then connect to the wider path network. There are also several recreational Local Trails around the village, which are very popular with residents and tourists. It would be important to link any walking/ cycling routes from the site to these core paths and Local Trails
<p>Education Impact</p>	<ol style="list-style-type: none"> 1. It is not anticipated that the site will require to contribute towards meeting the impact of the development on local education facilities through developer contributions



<p>Building Design & Site Layout</p>	<ol style="list-style-type: none"> Houses should face outward along the northern boundary in order to establish a visual relationship with the existing settlement. This would also help to make the development appear welcoming and part of the settlement on the approach from the north. Houses should be restricted to 1 ½ storeys in the most prominent part of the site (western and south western areas) in order to reduce the visual impact of the development on the existing surrounding area and to minimise the impact upon the landscape setting of the village. A pedestrian link should be provided along the western boundary, connecting into open space along this edge. New houses should face westwards at this boundary and onto open space. <p>Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses</p>
<p>Landscaping and Boundaries</p>	<ol style="list-style-type: none"> Existing trees and hedges along the western boundary should be retained and additional planting should strengthen this edge. This will provide for a strong defensible boundary which defines the settlement edge. The northern boundary of the site should have north-facing frontages which will help to integrate the development with the existing settlement.
<p>Open Space</p>	<ol style="list-style-type: none"> Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ol style="list-style-type: none"> Vehicular access to the site should be taken via Croft Street to the north and Westport to the south. Pedestrian linkage should be provided to connect into existing footpaths along the northern and southern boundaries of the site. The internal layout should be designed in accordance with the principles of Designing Streets, but should cater for pedestrian movement as a priority. <p>Core path SA24 links Tarbolton to the wider path network and directly to the River Ayr Way in Failford. It is important to create easily accessible walking and cycling routes from within the site, to link to the current settlement in Tarbolton, and to routes in the wider core path network.</p>
<p>Education Impact</p>	<ol style="list-style-type: none"> It is anticipated that the site will require to contribute towards meeting the impact of the development on local primary and secondary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.



Ayr

South East Ayr

The purpose of this design brief is to ensure that South East Ayr, an urban extension of Ayr, is developed to ensure it an organic extension, which provides a high quality living, working and recreational environment for multi-generational community in harmony with nature. The development proposals need to be designed to ensure that collectively (through physical and visual connections) and individually they positively contributes to the character and sense of place with the inclusion of all the elements listed below ensure this new area creates a community. The development must be in line with the development plan and the National Planning Framework 4 (NPF4), when adopted.

Therefore, the following will be required from any development proposal within South East Ayr before any development commences, which does not have planning permission in January 2022, this includes any new planning applications for parts of the site with existing consent.

Therefore, the following will be required from any development proposal within South East Ayr before any development commences, which does not have planning permission in January 2022, this includes any new planning applications for sites with existing consent.

Overall **Strategic Development Framework for SEA** (masterplan and Infrastructure Delivery Plan) for Wider SEA.

The Masterplan must demonstrate to the Council that the six qualities of successful places have been incorporated. It is critical that proposals physically integrate with Ayr from the start with new transportation infrastructure implemented prior to the occupation of any development. This will ensure that residents and workers have access to services and facilities in Ayr until the community's own facilities are completed. Following the completion of each phase and later after the complete of the wider strategic site, residents should have their majority of daily needs met within a reasonable walk, wheel or cycle of their home within the site.

The design of the masterplan should be landscape and ecological led to ensure high quality place for people to live, work, play and relax. The design should take into account emerging guidance from Nature Scot on developing with nature. Discussions are needed with NHS Ayrshire and Arran to ensure integration with hospital site and connections across it, between phases for overall health and well-being of the community, without impacting on the operational services of the hospital. It is critical that the masterplan identifies all the climate opportunities across the wider site to reduce carbon emissions, strengthen climate change resilience (opportunity to help reduce flood risk downstream from Slaphouse burn), enhance biodiversity and conserve natural resources whilst promoting healthier, more active, and equal communities. These opportunities should be integrated into the strategic framework through landscape and environmental plans, water management plans, heat plans, waste management plans, lighting strategy and access and accessibility strategy.

The development of this site should ensure organic growth outwards from the existing settlement of Ayr. This will require the either Corton or Alton to be developed first, as no development should be physically isolated from the settlement of Ayr. The necessary transportation linkages created and upgraded to ensure direct link to Ayr. Regardless of whether Corton or Alton is developed first, the key elements and infrastructure (transportation, community, educational and recreational) required to support the development must be secured before development commences. This includes the provision of the serviced primary school site with associated vehicular and active travel rights of access to enable its' development. No development can commence until these facilities are proven implementable prior to any agreed thresholds/ timescales associated with their delivery and associated financial contributions secured.

It is critical transport connections (active travel and vehicular) between phases are secured prior to development of the actual phase commencing. The current active travel route through Corton/ Alton to the Hospital campus should be maintained in perpetuity for public use throughout development however, an alternative route of the same or improved specifications will be considered, but must be agreed by the Council. This route needs to remain open during the construction phases of the site to ensure people can continue to use this for commuting or leisure.

The community hub of South East Ayr should be located within the site to ensure it is accessible by active travel routes, (not only by road) from all phases so that the majority of residents in the wider site, can have their daily needs met within 20 minutes from their front doors by means of active travel. The development of the remaining phases will be dependent on their ability to link by firstly active travel to the community hub, including school and Ayr. It is important that these active travel links be established across all phases and through the hospital site where agreement can be reached with NHS Ayrshire and Arran, to ensure integration of development.

Infrastructure Delivery

The strategic development framework should indicate the infrastructure on and off site that will be delivered at each stage to ensure new residents and businesses staff have easily access the nursery/ primary educational, community, commercial and recreational facilities within the site and beyond (in the context of the wider LDP2 priorities).

The necessary on-site transportation infrastructure should be integrated and developed outwards from Ayr, as development progresses, to ensure integration of active travel routes and public transport across the wider development from the start to the completion. This is to ensure all the facilities, services, amenities necessary for people's daily modern living requirements are within 20 minutes distance by active travel and people have sustainable travel choices for onward journeys.

Design code: Takes full account of the Scottish Government's Creating Places: A policy Statement on Architecture and Place for Scotland or subsequent guidance, SEA masterplan and any approved design code for any other part of SEA to ensure SEA has its own local distinctive character.

Design and Access Statement set out the design principles that determine the design and layout of the development proposal and ensure the site is accessible to all. This should include a movement strategy for pedestrian, wheelers and cyclists through site that provides a network of formal and recreational footpaths and cycleways across site and linking to core green infrastructure of burns, habitat corridors and the line of the Ayr/ Stranraer railway line

Key elements to be included in the development:

1. Up to 2700 new homes of which 25% will be affordable housing in accordance with LDP2 policy: affordable housing. This will provide housing for approximately 5,700 people.
2. Neighbourhood shopping centre: small supermarket other acceptable uses include restaurant, hotel and local shops to serve local catchment only.
3. Small shops within other phases may be appropriate providing they meet adhere to retail policies within the local development plan.

4. Serviced business land (30 hectares) adjacent to A77 corridor and easily accessible by all modes of transport. The business area require to be linked to the community hub, mobility hub and neighbourhood centre through active, public and vehicular means. The amount of business land will be subject to review in accordance with NPF4 and the Council's development plan policies.
5. Land for Community facilities and contributions (in kind or financial) associated with provision of indoor community hall with space for community surgeries, meetings and activities hall and outside event space
6. Land for community food growing spaces in each phase. (covered by landscape maintenance schedules).
7. Recreational Facilities formal community sports pitches, separate from the school but located close to the school and community hub. These should be approximately 12.2 hectares excluding school provision. (2.15hectares per 1000 people in Fields in Trust's Guidance).
8. Linked green spaces throughout the development phases and across the site linked through green and blue landscape corridors.
9. Leisure peripheral active travel path with outward links to existing networks.
10. Open areas within each development phase, creation of green corridors between phases and to community hub.
11. Creation of Community Park including an area for allotments (approximately 2ha), located to be accessible by all phases to provide health and recreation to people living and working nearby, including the adjacent hospitals. This should be linked by active travel routes and together with the other open space and green and blue corridors help create a high quality setting for the development.
12. The public spaces, habitat corridors, riparian corridors, water features associated with SUDs, retained woodland areas and across NHS hospital area need to promote connectivity across wider area for people and wildlife.
13. Sustainable urban drainage system for total site taking into consideration areas of flood storage and removing any culverts to ensure nature based water management solutions and integration of green infrastructure features used to help surface water management, improve water quality and reduce flood risk within the development, adjacent hospital site and downstream. The creation of cascading ponds, permeable paving, swales and ephemeral ponds where each feature is helping to treat the water quality through SUDS will be encouraged to assist creation of an environment people and wildlife to thrive.
14. Protection and enhancement of existing landscape features to safeguard the natural environment and build in resilience through enhancing networks.
15. Open space opportunities within each phase of the development, which must comply with the Council's relevant open space planning guidance, at time of each application.
16. Serviced land for a 4- stream primary school including nursery provision, associated playground space, playing fields (including a floodlit multi-use games area and a full-size grass football pitch), outdoor classroom, changing facilities, active travel and vehicular access and car/ cycle/ wheel parking. The Council must approve the location, layout and access of the primary school prior to any development commencing with the exception of infrastructure provision off-site.
17. Provide proportionate educational contributions towards the provision of new combined nursery and primary school within the site, associated facilities and costs associated with school site purchase.
18. Active travel routes – All phases but key link connections to community hub, A77 overbridges and railway overbridges and rail underpass within site must of a suitable gradient for all abilities, be separated from vehicular and have the appropriate lighting. The primary emphasis should be on creating high quality active travel connections across the site that have primacy over other modes of transport and link to the existing settlement of Ayr, NHS Ayr and Alisa hospital campus and wider countryside to promote transportation behavioural shift for climate change, health and wellbeing benefits.
19. Active travel users' facilities across the site to accommodate commuting and leisure users.
20. Two active travel bridge linkages to Ayr and associated connections at either side
 1. Near Maybole road – Equestrian and active travel bridge- Prior to occupation of any development at Corton.
 2. Near Bankfield Roundabout – active travel only – Prior to occupation of any residential or other units at Alton or Glenparks/ Cockhill
1. Land with vehicular access for potential rail halt and associated parking facilities (car/ cycle/wheel) within Corton and Alton phases.
2. Serviced land of 1 hectare for Travel/ mobility hub to enable users to switch easily between active travel, public transport and private vehicle modes, suitable secure storage/parking facilities for wheeler/cycle, parking bays for buses with waiting shelters, car parking for 178 vehicles and electric charging point for all types of vehicles. This should be easily accessible from rail halt area and the community hub to encourage onward travel by rail as well as bus.
3. Electric points for e-bikes and electric vehicles within all phases for visitors.
4. Active travel links and where possible vehicular links between different phases of development are required. The current existing railway overbridges and underpass require to be secured in agreement with Network Rail.
 1. Slapburn underpass- Prior to development commencing on any phase
 2. High Glengall Overbridge – Prior to any residential unit occupation in Corton or Alton
 3. High Corton Bridge – Prior to any residential unit occupation in Glenparks/ Cockhill
4. Design all phases to actively increase biodiversity taking into consideration NPF4 and local biodiversity Action Plans
5. Provide proportionate contributions for the strategic road upgrades required to accommodate the development:
 1. Modification of Bankfield Roundabout junction

2. Modification of Whitletts Roundabout junction

3. Modification of Holmston Roundabout junction
4. Modification to Sandyford Roundabout
5. Modification to Dutch House roundabout
6. Creation of Maybole Road Roundabout
7. A77 Dualling between Whitletts to Holmston roundabouts, as required upgrade by Transport Scotland
8. Any other strategic road improvements required under Transportation Appraisal of LDP2, site-specific planning permission conditions or through further planning applications assessments.
1. Regular and frequent public transport service to all phases of development to ensure all homes are within 250m of a bus stop.
2. Phasing plan for the provision of all infrastructure and landscaping (transportation, SUDS, school, community, travel hub, landscaping and open space) to ensure residents have access to the necessary facilities at the earliest appropriate stage of development.
3. Development standoff from high gas pipeline.
4. All required services including water (foul and surface water)
5. High speed digital connections to service all homes and businesses.
6. Community heat network
7. Recycling facilities within each phase for the development, which can be accessed by refuse vehicles.
8. Equestrian connections within site and to Maybole Road/ A77 new overbridge
9. Any regrading proposals of any land to accommodate development should mirror natural topography of the local area.
10. Lighting strategy for masterplan which minimises impact on wildlife and encourages active travel
11. Landscape plans and associated schedules should include species types that support and encourage wildlife and are appropriate to the conditions on site as well as provide year round interest.
12. Management and maintenance schedules for communal green spaces.

The costs for the strategic infrastructure, including land (on-site and off-site) are extensive and will need to be proportionately divided between all phases based on land uses to ensure fairness and prevent any one developer bearing an inequitable financial burden. All financial developer contributions will be indexed linked.

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Scottish Water Note

Information Note: Water and Wastewater Infrastructure Funding and Delivery

As per Planning Advice Note 79 - Water and Drainage: The water and drainage infrastructure relating to development can be split into four parts:

Part 1 Assets: connections from individual properties to a main or sewer;

Part 2 Assets: water mains and sewers that connect developments to trunk mains and trunk sewers, and some sustainable drainage systems (SuDS);

Part 3 Assets: local bulk infrastructure, such as trunk mains and trunk sewers, water service reservoirs, waste water pumping stations and some SuDS;

Part 4 Assets: strategic assets such as raw water intakes, raw water impounding reservoirs and aqueducts, water treatment works and waste water treatment works.

The developer is solely responsible for funding Part 1 Assets, the developer also funds Part 2 and Part 3 Assets, with a Cost Contribution from Scottish Water. Under our funding rules, customers are obliged to meet the cost of providing additional local capacity and Scottish Water meet the cost of the Part 4 Strategic Capacity.

Please refer to the diagram below for a simplified schematic of the Part 1 to Part 4 Assets.

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Scottish Water is funded to provide additional capacity at Part 4 Assets, if the developer can meet the following criteria:

1. The development is supported by the Local Plan and has full planning permission. If the capacity in the Scottish Water system is the only reason preventing a development gaining full planning then outline planning would be accepted.
2. The developer can confirm land ownership or control through a solicitor's letter.
3. The developer can confirm plans are in place to mitigate any network constraints that will be created by the development through a Minute of Agreement with us or alternatively a letter showing commitment to mitigate network impact through Part 3 investment.
4. The developer confirms any time remaining on current planning permissions with the local council.
5. The developer can demonstrate reasonable proposals in terms of the development's annual build rate. On receipt of these criteria, Scottish Water will instigate a growth project to provide additional Part 4 capacity for development. Scottish Water will also work with SEPA, the Developer and the Local Authority to enable development to proceed.

Scottish Water encourages developers to contact us as early as possible during the planning process in order to discuss the requirements of a development. In certain circumstances Scottish Water is able to provide additional funding to assist with the upsizing of the network, beyond the immediate demands of developers in order to meet potential future growth and these funds are allocated on a case by case basis.

Wastewater Drainage

To clarify Scottish Water's responsibilities, Scottish Water is responsible delivering investment in our wastewater network and grants connections to the network. It is important to note that where more than 10 homes or greater is proposed, the Developer will be required to submit a Drainage Impact Assessment, (DIA). The information supplied on the DIA form is used to assess our assets capability in servicing sites. Also, as per Planning Advice Note 79 – Water and Drainage, where a development is proposed in an area already served by the Scottish Water network, connection to that network is the preferred option. Private schemes can be later adopted by Scottish Water as part of our network, but only if the private schemes are built to an adoptable standard and contact should be made with Scottish Water to determine the standards that are required to ensure adoption of new infrastructure. Developers are also advised to contact Scottish Water early on to determine the capacity of the wastewater system, and to determine if any upgrades to the public system are required.

Pre-Development Enquiry Form

Scottish Water operates a service whereby applicants can fill out a 'Pre-Development Enquiry Form' to enable an assessment of whether Scottish Water is able to provide planned development with water and/or drainage services. Scottish Water encourages the submission of the PDEF at an early stage in the process to ensure that applicants are fully aware of the infrastructure requirements of their site. The form can be found on Scottish Water's website.

This information can be made available, on request, in braille, large print or audio formats and can be translated into a range of languages. Contact details are provided below.

درخواست کرنے پر یہ معلومات نابینا افراد کے لئے ابھرے حروف، بڑے حروف یا آڈیو میں مہیا کی جاسکتی ہے اور اسکا مختلف زبانوں میں ترجمہ بھی کیا جاسکتا ہے۔ رابطہ کی تفصیلات نیچے فراہم کی گئی ہیں۔

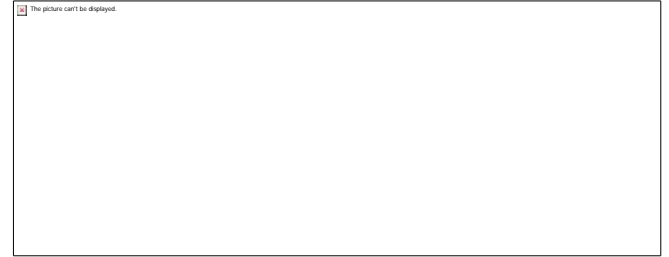
本信息可应要求提供盲文，大字印刷或音频格式，以及可翻译成多种语言。以下是详细联系方式。

本信息可慮應要求提供盲文，大字印刷或音频格式，以及可翻譯成多种語言。以下是詳細聯系方式。

ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕੇ ਬੋਲ, ਵੱਡੇ ਅੱਖਰਾਂ ਅਤੇ ਸਣਨ ਵਾਲੇ ਰਪ ਵਿਚ ਵੀ ਲਈ ਜਾ ਸਕਦੀ ਹੈ, ਅਤੇ ਇਹਦਾ ਤਰਜਮਾ ਹੋਰ ਬੋਲੀਆਂ ਵਿਚ ਵੀ ਕਰਵਾਇਆ ਜਾ ਸਕਦਾ ਹੈ। ਸੰਪਰਕ ਕਰਨ ਲਈ ਜਾਣਕਾਰੀ ਹੇਠਾਂ ਦਿੱਤੀ ਗਈ ਹੈ।

Niniejsze informacje mogą zostać udostępnione na życzenie, w alfabecie Braille'a, w druku powiększonym lub w formacie audio oraz mogą zostać przetłumaczone na wiele języków obcych. Dane kontaktowe znajdują się poniżej.

Faodar am fiosrachadh seo fhaighinn, le iarrtas, ann am braille, clò mòr no clàr fuaim agus tha e comasach eadar-theangachadh gu grunn chànanan. Tha fiosrachadh gu h-ìosal mu bhith a' cur fios a-steach.



South Ayrshire Council

Planning Service

Wellington Square

Ayr

South Ayrshire

KA7 1DP

Telephone 0300 123 0900

Appendix 3

Draft SG: Maintaining An Effective Land Supply – Representations received during public consultation process		
Name	Comment	SAC Proposed Changes
Kevin Murphy, Persimmon Homes	<p>When shortfall in effective housing land should include business and industrial sites, particularly when it is acknowledge in PLDP that such sites are increasingly becoming underused and derelict. This also ties in with SPP advocating the development of brownfield land over greenfield land, which is reflective in Core Principle B1.</p> <p>Planning applications to seek to address potential shortfalls should not be restricted on unit numbers as current SG restricts to 49 units and below. The development could be less viable if restricted to minor scale if infrastructure constraints have to be addressed.</p> <p>Issue with Methodology as no consideration of previous shortfalls in housing completions within a given year, which needs to be addressed</p>	<p>The first paragraph under heading “Policy” highlights the stages apply to site not allocated in the development plan or that cannot be justified against other development plan policies will be determined in accordance with the process outline below. Clearly, land allocated for business development can be considered for residential use providing the site meet the conditions outlined in LDP2 policy: business and industry.</p> <p>Removed this restriction on number of units to align with SPP.</p> <p>The Reporter’s Examination report on the Modified Proposed Local Development Plan 2 (MPLDP2) issued on 12 January 2022 confirms the Council’s methodology is appropriate and the proposed Table- Housing Land Requirement 2016 to 2032 as associated with Policy: Maintaining and protecting housing land supply takes account of shortfalls between 2016-20.</p>
Nikki Dunn, SEPA	<p>Legacy of Sites</p> <p>SEPA concern regarding lack of opportunity to comment on sites in Appendix D in the PLDP also applies to this SG - Strategic approach to Flooding and Sewerage.</p> <p>Only develop sites in line with other LDP policies and SPP. Right to comment on any proposed developments that are brought forward.</p>	<p>SAC consulted with SEPA on proposed housing sites and they highlighted the need for flood risk assessments (FRA) to be undertaken sites. The Supplementary Guidance: Housing site design brief will mention in the individual site brief where SEPA have requested FRA.</p> <p>Any sites coming forward through this process would require to submit a planning application and SEPA would be consulted as a statutory consultee.</p>

	<p>- Welcome the way SAC selected sites in terms of most suitable environmentally.</p>	
<p>Chris Wright, Gladman Development s</p>	<p>Endorse Homes for Scotland comments on this Draft SG.</p> <p>The Council should allocate more land than is required in HNDA which was undertaking in a time of depopulation within South Ayrshire. Support a target of between 6053 and 7,951 units to meet AGD aspirations.</p> <p>Gladman wish to reserve the right to make further comments should the matter remain unresolved once submitted for Examination.</p>	<p>The LDP2 set the Housing Land Requirements not this SG and therefore the points regarding allocating more land for housing were subject of the recent Modified Proposed Local Development Plan 2 (MPLDP2) DPEA Examination. The Reporter considered any unresolved representations made to the LDP2 process.</p> <p>The Reporter in the LDP2 Examination report highlighted there is sufficient overall housing land supply, and that the Council has taken any shortfall between 2016-2020 into consideration in Table: Housing Land Requirement 2016 to 2032 as associated with LDP2 policy: maintaining and protecting housing land.</p> <p>The Reporter in the Examination report Issue 37, paragraphs 91 highlights that the council “where a shortfall emerges, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. This consideration remains in place regardless of whether the council has in place supplementary guidance or not.”</p> <p>The Reporter goes on to state in paragraph 92, “ While I am not endorsing the content of the current draft guidance, I am not aware of any restrictions that would prevent the council from using guidance to set out the circumstances in which sites will be considered if there is a shortfall in the five-year effective land supply. Consequently, I find no justification to remove the policy intent to rely on supplementary guidance to assist this process.”</p> <p>The Council believes this SG will help guide housing development to suitable locations if a shortfall in the five-year effective housing land supply emerges and will ensure these sites are deliverable within the effective housing period.</p>
<p>Angela Adams</p>	<p>SG should be in line with Planning et..., (Scotland) Act 2006.</p>	<p>The SG is in line with Planning etc..., (Scotland) Act 2006 and Scottish Planning Policies and its aim is to ensure a five-year effective land supply when a shortfall arises.</p>
<p>Amy Townsend / Barton Willmore</p>	<p>Sites should not be dismissed if they do not meet Stage 1, as contrary if there is a</p>	<p>The Council will only consider additional sites when there is an identified shortage in housing land supply highlighted in annual housing land audit as</p>

<p>for Banks Property Development Limited</p>	<p>shortage in Effective HLS but assessed on individual merits. Supportive of regular review but they need to take account in changes in land supply position and delivery position between audits. Delete second sentence footnote (1)- discouraging submission of planning applications without discussing proposal with Council to establish if there is a non-effective housing land supply.</p> <p>The Council need to give fair consideration to deliverable and sustainable housing developments and not dismiss them even if the Council is able to demonstrate a 5 year Housing Land Supply. Housing development in South Ayrshire should not be restricted to minimum requirements, which will significantly limit growth in the region. Reference to Barton Wilmore (BW) note about SAC housing supply target.</p> <p>There should be no limit to the sites capacity, which the draft SG proposes to be 49 or less units. Developer must be able to demonstrate site can be developed within set timescales. The limit is at odds with Scottish Ministers intentions in respect of maintaining an effective land supply. Sites which are most sustainable and suitable locations should be proposed to maintain delivery rates.</p> <p>Withdraw text which gives preference for sites being promoted by or in conjunction with established house builders as this is unfair on development companies which could address</p>	<p>highlighted by LDP2 policy: Maintaining and protecting land for housing. If there is no shortfall, there is no requirement for additional sites.</p> <p>The Annual Housing Land Audit is subject to targeted consultation. Homes for Scotland have highlights where there are potential issues with any sites identified within the audit in terms of site effectiveness and programming. Any disputed sites are highlighted in published audit.</p> <p>Plan led system- where there is no shortfall in effective housing land supply there is no requirement for additional housing sites.</p> <p>Removed the limited of 49 units or less units.</p> <p>The document states it is preferable to have a house builder on board but does not exclude developers or landowners bringing sites forward. The reason for including is wording is because house builder tend to implement detailed planning permissions they apply for as they include their own house types and that do not require to apply for matters specified in condition applications which can elongate the time taken from permissions being granted thus increasing the timescales for delivery of units on site. Permissions are time limited to prevent land banking of sites, which were only consented to fulfil a shortfall in the effective housing land supply.</p> <p>The Reporter in the Examination report Issue 37, paragraphs 91 highlights that the council “where a shortfall emerges, the presumption in favour of development that contributes to sustainable development will be a significant</p>
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	<p>planning issues and provide open ready sites to open market.</p> <p>Planning permissions should not be temporary only planning conditions or legal agreements should limit timescales for development to commence. The timescales should be greater than one year as developments are often subject to unexpected delays and a shortened timescale could delay delivery of sustainable housing sites. The timescales should allow for 3 year period to commence development of housing sites.</p> <p>BW Technical Note: Housing Land Review of South Ayrshire PLDP. Withdraw SG as has not purpose as SPP should take president if shortage in effective housing land supply or as a result of the Proposed LDP2 Examination if there is an agreed deficit in annual HLA, indicating there is not a sufficient allocated land to maintain a 5 year supply of effective housing land and where this is agreed with the Council.</p> <p>BW dispute the way the Council tests the robustness of their HLA as there were significant disputes with Homes for Scotland in 2018 which the Council did not consider or address. There is no need for SG as SPPP clearly highlights what to do within shortfall in effective 5 year supply under paragraph 125. The LDP policy would be out of sate thus so would the SG as it is linked to policy.</p>	<p>material consideration. This consideration remains in place regardless of whether the council has in place supplementary guidance or not.”</p> <p>The Reporter goes on to state in paragraph 92, “ While I am not endorsing the content of the current draft guidance, I am not aware of any restrictions that would prevent the council from using guidance to set out the circumstances in which sites will be considered if there is a shortfall in the five-year effective land supply. Consequently, I find no justification to remove the policy intent to rely on supplementary guidance to assist this process.”</p> <p>The Council believe this SG will help guide housing development to suitable locations if there is a shortfall in the five-year effective housing land supply and ensure these sites are deliverable within the effective housing period.</p>
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<p>Gary Mappin</p>	<p>No need for SG as SPP paragraph 32-33 and 125 include specific measures for how a 5 year land supply should be addressed. The guidance should be withdrawn, as unnecessary.</p> <p>If Council pursues SG</p> <ol style="list-style-type: none"> 1. The Council strategy to not include any greenfield land is unlikely to ensure enough new housing is built in area to meet demand, which is contrary to SPP 2. Stage 1 relates to the shortfall in the 5 year effective land supply. The robustness of HLA is questionable as HLA 2018 not supported by Homes for Scotland and cannot be taken as robust as only Council's view not housebuilding industry. SG needs to incorporate the provision for consideration of new sites for housing where there is evidence that the annual housing target is not being met and the allocated sites are not delivering. 3. Stage 2- Restricts unit numbers to below 49 for acceptable proposals which is restrictive in assisting delivery of new housing development, which is contrary to SPP and national planning advice. 	<p>The Reporter in the Examination report Issue 37, paragraphs 91 highlights that the council “where a shortfall emerges, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. This consideration remains in place regardless of whether the council has in place supplementary guidance or not.”</p> <p>In the Examination Report, Issue 37, Paragraph 92, the Reporter states “ While I am not endorsing the content of the current draft guidance, I am not aware of any restrictions that would prevent the council from using guidance to set out the circumstances in which sites will be considered if there is a shortfall in the five-year effective land supply. Consequently, I find no justification to remove the policy intent to rely on supplementary guidance to assist this process.”</p> <p>The Reporter concluded in the Examination report that the Council had sufficient housing land supply and the shortfall between 2016 and 2020 is accounted for (Issue 37, Paragraph 28).</p> <p>The HLA 2020 was agreed with Homes for Scotland with only two disputes unresolved and the HLA document highlights where the unresolved. The Reporter in the Report of Examination, Issue 37 paragraph 35 highlighted that the HLA 2020 established housing land supply that is effective or anticipated to become effective within the plan period, which is considered consistent with Scottish Planning Policy.</p> <p>The Reporter concludes in the Report of Examination, Issue 37, paragraph 63 there is no shortfall in the All Tenure housing land supply and that no additional sites over and above that allocated within the plan are necessary. In paragraph 66, the Reporter acknowledges that the LDP2 has a shortfall in Affordable housing land but recognises in paragraph 68 that the Affordable Housing policy will help to address this shortfall.</p> <p>Removed the limit of 49 or less units for sites from SG.</p>
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<p>Joe Lerner, Homes for Scotland</p>	<p>Unnecessary guidance as conflicts with SPP as the LDP would be out of date therefore making the SG out of date. Conflicts with SPP paragraph 125.</p> <p>Paragraph 33 titled in favour of granting permission where sustainable development unless adverse impacts which could significantly and demonstrably outweigh the benefits.</p> <p>Gladman Developments v Scottish Ministers (2019) (CSIH 34) titled balance in favour of granting planning permission.</p> <p>Stages 1 and 2 poorly drafted at times and no one decision maker should be able to come to a decision. The shortfall needs to be robust and evidence based to demonstrate to decision maker that it exists. The decision maker needs to be satisfied at the housing land supply.</p> <p>Housing audits need to be more open and inclusive of other organisations to ensure that they are representative of true position. They need to be reviewed and monitored to ensure effective. Not just housebuilders but infrastructure providers.</p> <p>Marketability is a constraint and needs to be treated as such. If a site is not marketable it is not effective.</p> <p>Future programming requires to be considered as often this is to optimistic.</p>	<p>The Reporter in the Examination report Issue 37, paragraphs 91 highlights that the council “where a shortfall emerges, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. This consideration remains in place regardless of whether the council has in place supplementary guidance or not.”</p> <p>In the Examination Report, Issue 37, Paragraph 92, the Reporter states “ While I am not endorsing the content of the current draft guidance, I am not aware of any restrictions that would prevent the council from using guidance to set out the circumstances in which sites will be considered if there is a shortfall in the five-year effective land supply. Consequently, I find no justification to remove the policy intent to rely on supplementary guidance to assist this process.”</p> <p>The Council believe this SG will help guide housing development to suitable locations if there is a shortfall in the five-year effective housing land supply and ensure these sites are deliverable within the effective housing period.</p> <p>The Reporter concluded in the Examination report that the Council had sufficient housing land supply and the shortfall between 2016 and 2020 is accounted for (Issue 37, Paragraph 28.)</p> <p>The HLA 2020 was agreed with Homes for Scotland with only two disputes unresolved and the HLA document highlights where the unresolved. The Reporter in the Report of Examination, Issue 37 paragraph 35 highlighted that the HLA 2020 established housing land supply that is effective or anticipated to become effective within the plan period, which is considered consistent with Scottish Planning Policy.</p>
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Appendix 4

SG: Housing Site Design Briefs: Consultation comments and changes

Site	Number of Comments	Name on representation	Comments	Reporter's recommendations for individual sites from Examination Report	Change
General Comments	1	Angela Adams	Comment applies to the SG as a whole. Comment – The authority should satisfy itself that the supplementary guidance has an appropriate connection with the Local Development Plan.	Additional detail required in Housing site design briefs for: <ol style="list-style-type: none"> 1. AYR AH1- Dunlop Terrace 2. AYR AH2- Westwood Avenue 3. PRES AH1 – Afton Crescent 4. TRO AH1- Adersyde Avenue 5. TRO AH2- Buchan Road 6. South Eat Ayr 	Changes have been made to this SG to reflect Reporter's recommendations in the Examination Report in relation to LDP2 policy: maintaining and protecting land for housing.
Dunlop Terrace	0		None	The existing play area should be relocated to an alternative location accessible to the local community, and suitable play equipment and landscaping provided. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the re-provision of open space.	Additional information on location of relocated play area added.
Westwood Avenue	0		None	The remaining open space and the surrounding area	Additional information on location of Community garden

				will be improved, including the relocation of the existing play area with upgraded facilities and the provision of a community garden to provide growing space for the local community. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of the open space.	at Overmills Community Centre add to brief
Afton Avenue and Afton Park	0		None	Issue 11- Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of open space.	
St Cuthbert Golf Club, East Road	0		None	No changes	No changes
Aldersyde Avenue	2	SEPA	SEPA requested that this site needs a Flood Risk Assessment. It is adjacent to the 1 in 200 flood outline and as it is to be developed as 'special housing units for older people' the 1 in 1000 flood outline should be taken into consideration.	Affordable housing development will be restricted to the northern part of the site. The remaining open space to the south will be improved including additional landscaping within the site and along its boundaries. Supplementary Guidance	Add requirement for Flood Risk assessment for the site to be added within site brief.

				will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of the open space.	
		Gillian Ballie	<p>Ground should be retained for open space, as used by young children for informal play and overlooked by properties on North Drive and Aldersyde Avenue.</p> <p>The scale of the proposed development will amount to overdevelopment of the site.</p>		<p>Within the remaining open space area there room available for informal play, which is overlooked by existing properties on Aldersyde Avenue. No change.</p> <p>The development can be two storey but only 1.5 storeys adjacent to the existing property on North Drive as stated in brief.</p> <p>The included capacity within Appendix D is a notional capacity only and the overall number of units will be dependent on the size and configuration of the units proposed for older people. They will need to have sufficient amenity space associated with the development within the curtilage of the housing area.</p> <p>No change required.</p>
Buchan Road	1	Gillian Baillie	The shape and location of the site is unsuitable for housing development. It would be negative to the setting of the local area and detrimental to the amenity of the school.	Affordable housing development will be well spaced throughout the site. The remaining open space and the surrounding area will be improved, including	The layout has been designed to enhance visual routes into the school with the play area moved to a visual location on the park to give clear views into

			<p>The school would feel enclosed by rear fences.</p>	<p>the relocation of the existing play area and additional landscaping. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site, and the improvement of the remaining open space</p>	<p>and out of the school onto Buchan Road.</p> <p>The school lies immediately east of golf course with open views over it to the west and north. The proposed development would only enclose the school to the east and south and as mentioned above the play area relocation to the east of the school ensure that it does not feel enclosed. The Reporter has recommended that an additional column is included in Appendix D of LDP2 to require the SG to inform the layout and design of the site, and the improvement of the remaining open space.</p>
<p>Findhorn Place, Darley Golf Course</p>	<p>3</p>	<p>Chris Stobbs</p>	<p>Increase in volume of traffic on Findhorn Place as main road into new development, which would be detrimental on amenity of existing housing.</p> <p>Concerns over construction traffic accessing site via Findhorn Place due to large volume of cars parked on narrow street.</p> <p>Findhorn Place is a fire engine access point for the golf course when whins set alight.</p>	<p>No comments as this site was removed and was not in MPLDP2.</p>	<p>Removed from LDP2.</p>

		<p>Unnamed burn runs along an existing culvert under pathway and any change in pathway would need to take this into consideration.</p> <p>Concerned over removal of existing trees along footpath and making a road adjacent to footpath for existing housing to have traffic at their front and rear.</p> <p>Removal of path would run contrary to active travel aims of the Council.</p> <p>Part of site is part of Darley golf course which is listed as being "significant leisure/ recreation/ tourism". This land is currently a wildlife haven and acts as buffer between houses and golf course.</p> <p>New housing will require high fences to safeguard against damage and injury from golf balls which could make it like a prison.</p> <p>In sufficient community facilities within locality to support development.</p>		
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			Insufficient school places to accommodate additional children.		
		Vivienne Gray, SNH	<p>Loss of the trees along the existing path which is proposed to be the access, as they contribute to the green network in the area and provide a sense of place for path users and neighbouring properties. Include requirement of replacement trees within brief.</p> <p>Brief should encourage retention and integration of trees and shrubs into pedestrian linkages across the site to assist in creation of place and maintain biodiversity networks.</p> <p>Encourage the continuation of pedestrian linkages through and beyond western boundary to maintain the existing informal routes. Fencing should have gaps to encourage onward active travel.</p>		

		Gillian Baillie	<p>Loss of part of the golf course is unwelcome precedent.</p> <p>Road safety and traffic impact from the proposed accesses for 60 units is a concern on to an existing busy road.</p> <p>Concerns with secondary access from Deveron Road.</p> <ol style="list-style-type: none"> 1. Existing footpath is well used and integral to the path network within Muirhead. 2. It is a safe traffic free way to school for pupils. 3. The amenity of the route would be impacted by the development 4. The footpath is tree lined and is natural feature of this route 5. The secondary route may not meet junction requirements. 6. Impact of residential amenity in the proximity of the secondary access to existing properties. 7. Loss of trees to facility secondary access. 		<p>Add within Landscape and Boundaries section "Existing trees within the site should be retained where possible.</p> <p>As part of the landscape strategy for the site a buffer should be created between the rear gardens of existing properties on Findhorn Place and the proposed transport link from Deveron Road through site.</p> <p>The site brief seeks to enhance active travel routes and highlights that this route requires to be retained. The active travel network would be integrated into the layout to ensure walking and cycling is encouraged and is has primacy over other transport modes, as the Council wants to promote active travel.</p> <p>A transport assessment will be required as part of the proposals to ensure road safety and any required mitigation due to the number of units. The need for this assessment will be added to the brief.</p>
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**South Ayrshire Council
 Equality Impact Assessment
 Scoping Template**

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

Policy Title	Supplementary Guidance: Maintaining an effective housing land supply
Lead Officer (Name/Position/Email)	shirley.curran@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	√
Disability	-	√
Gender Reassignment (Trans/Transgender Identity)	-	√
Marriage or Civil Partnership	-	√
Pregnancy and Maternity	-	√
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	-	√
Religion or Belief (including lack of belief)	-	√
Sex – gender identity (issues specific to women & men or girls & boys)	-	√
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	-	√
Thematic Groups: Health, Human Rights & Children's Rights	-	√

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	√
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	√
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	√
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	√
Socio-economic Background – social class i.e. parent's education, employment and income	-	√

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required?	YES
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(A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	NO ✓
Rationale for decision:	
This report advises the Panel of 10 March 2022. Members' decision on this has no specific equality implications.	
Signed :Craig Iles Service Lead	
Date:10 February 2022.....	

1. Policy details

Policy Title	Supplementary Guidance: Housing Site Design Briefs
Lead Officer (Name/Position/Email)	shirley.curran@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	✓
Disability	-	✓
Gender Reassignment (Trans/Transgender Identity)	-	✓
Marriage or Civil Partnership	-	✓
Pregnancy and Maternity	-	✓
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	-	✓
Religion or Belief (including lack of belief)	-	✓
Sex – gender identity (issues specific to women & men or girls & boys)	-	✓
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	-	✓
Thematic Groups: Health, Human Rights & Children's Rights	-	✓

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
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Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	√
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	√
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	√
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	√
Socio-economic Background – social class i.e. parent's education, employment and income	-	√

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES NO √
Rationale for decision: This report advises the Panel of 10 March 2022. Members' decision on this has no specific equality implications.	

Signed :Craig Iles**Service Lead**

Date:10 February 2022.....

ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005

Screening Determination of South Ayrshire Council
under section 8(1) of the Act re:

Supplementary Guidance: Maintaining an Effective Housing Land Supply

(Prepared for Proposed South Ayrshire Local Development Plan 2)

In accordance with the above-quoted legislation and having had cognisance of the Consultation Authorities' concurring views, this statement forms the screening determination of South Ayrshire Council; finding that the qualifying 'plan or programme' as named above is not likely to have significant environmental effects and as such that no environmental assessment is required.

The form overleaf comprises the statement of reasons for this determination, as required by section 8(2)(b) of the Act and as having applied the criteria specified in schedule 2 of the Act, such as they relate to the subject document.

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

South Ayrshire Council

Title of the plan:

Supplementary Guidance: Maintaining an Effective Housing Land Supply

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

Statutory review of the adopted South Ayrshire Local Development Plan

Plan subject:

(e.g. transport)

Town and country planning (statutory)

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

Contact details:

Ben Horwill, Planner (Development Planning & Customers)
South Ayrshire Council
Burns House, Burns Statue Square, AYR, South Ayrshire, KA7 1UT

Date:

05.08.2019

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

As formal statutory Supplementary Guidance (SG), this PPS will supplement parent *LDP policy: maintaining and protecting land for housing*, as contained in South Ayrshire Proposed Local Development Plan 2 (PLDP2). Its preparation is precipitated by a commitment in that policy to provide the guidance. Once adopted, the SG becomes part of the development plan and so in the plan hierarchy will thus enjoy PLDP2's weight as the prime material consideration in decision-making. The SG supports the development of PLDP2-allocated housing sites as successful places by establishing design priorities for each site.

Description of the Plan:

Focus and direction: this PPS neither quantifies nor spatially allocates for LDP2's Housing Land Requirement; that matter is predetermined by PLDP2 and its full SEA. The SG's particular focus is where an identified shortfall in five-years' effective supply arises, its 'powers' are thus confined to forming a material consideration as the mechanism against which Development Management may assess windfall application-stage proposals, and only then whilst a shortfall scenario is current. Its spatial scope is by definition undefined, as the SG sets out a passive mechanism for assessing proposals prompted by industry; ie. it does not trigger or set terms for an authority-led land call. Temporally it pertains for the duration of the plan period 2019-29, but only actively during a shortfall scenario arising within that time. Its focus and remit is in facilitating an industry-led recovery of a five-year effective land supply, in early course.

What are the key components of the plan?

The SG singular subject matter lends a basic structure. Its introduction quotes the parent policy and states the SG's purpose. It proceeds directly to a single SG Policy, consisting of a 3-stage mechanism for establishing and facilitating via industry-led windfall a proportionate recovery of a housing land shortfall, if and as so established. Each stage is sequential and sets criteria to be met in order to establish compliance with the SG mechanism.

Have any of the components of the plan been considered in previous SEA work?

The core PPS 'component' dealt with is the housing land supply provided via PLDP2 itself, whose outcomes (ie quantity of Housing Land Requirement, and allocations made to ensure the supply meets it) have had full SEA via Final ER: the housing strategy via a series of policy assessment matrices, and individual allocations via a Land Assessment Framework methodology respectively. Further, the provisions of PLDP2 and the SEA conclusions thereupon are highly current, dated June 2019. It is argued it is the land use allocated on a given site that bears fundamental prospects of significant environmental effects; that matter is pre-determined by PLDP2. By contrast, this SG remit is purely on a mechanism to facilitate small-scale sites coming forward under a hypothetical and likely time-limited circumstance, and strictly proportionate to the shortfall.

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

As above, singular structure means that excepting introductory text, the SG's sole component is the 3-stage policy. Accordingly and to provide appropriate interrogation of the potential effects of the provisions articulated within those stages, the screening assessment is divided to sub-components comprising each policy stage, as tabulated in the briefs, viz. establishing the shortfall, principle of site acceptability, 5-year effective supply formula, and temporary permission.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

Plan Components (Stages as itemised within the SG Policy)	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
Stage 1: Establishing a shortfall in 5-year effective housing land supply	x	x	x	x	x	x	x	x	x	x	This is a technical matter which introduces the basis for the Council to determine whether or not it agrees / acknowledges that a supply shortfall exists to indeed trigger the SG, and confirm agreed shortfall is prerequisite for any further consideration.	The direct environmental effect of this stage is minimal in the context of the unknowable spatial dimension. It does invite a locational analysis of any deficit, but again this future detail is unknown.
Stage 2: Principle of edge-of-settlement / greenfield (not green belt) acceptability	✓	x	x	x	x	x	x	x	✓	x	This stage sets criteria to be met to secure a site's principle acceptability; focused on securing 'Local' scale development, immediate delivery, and infrastructural feasibility. Confined scale makes significant effects unlikely.	The direct environmental effect of these criteria is minimal; in the context of the unknowable spatial dimension, coupled with the confinement of acceptable sites to Local development (<= 49 units), and required coherence to strategic policy.
Formula for calculation of 5-year effective housing land supply	x	x	x	x	x	x	x	x	x	x	This is a non-applicable matter as a basic mathematical expression providing clarity over how the council will calculate the 5-year effective housing land supply, and so identify any shortfall thereto.	If anything, the fact the SG definitively sets the LDP's method of determining 5-year effective supply the likelihood of significant effects should be reduced consequent to clarity secured on when the SG might come to be invoked.
Stage 3: Conditionality of resultant planning permission (temporary)	x	✓	x	x	x	x	✓	x	x	x	Again this is a technical provision of which the most noteworthy components are that a consequential consent would be temporary and non-renewable to prevent land-banking.	The direct environmental effect of this stage is minimal in the context of the unknowable spatial dimension. The safeguards should prevent population and infrastructural disbenefits which may be engendered by a land-banking misuse of the SG's provisions.

STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING

Summary of interactions with the environment and statement of the findings of the Screening:

(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

The screening process provides the following key findings on the interactions of the subject PPS with the environment:

Specifically, that the starting point for the SG is a Housing Land Supply (as contributed to by LDP2-borne release sites) sufficient to fulfil the Housing Land Requirement that PLDP2 itself provides and quantifies respectively; and further noting PLDP2 precipitates the SG which will become a part of PLDP2 upon adoption. The SG itself is not prescriptive or proactive but sets a staged policy process material to the passive consideration of proposals submitted, in the potential. The PLDP2, including its housing land supply as sole focus of the SG, was fully and recently SEA'd to include strategic, policy and site-specific provisions.

It is argued that it is the housing land supply itself; allocation of sites to it; and setting the HLR the supply must provide for, that bear fundamental prospects of significant environmental effects, and note these matters are the ones pre-determined by PLDP2 and SEA'd as such. By contrast the SG's subsidiary and non-prescriptive focus on managing and establishing acceptability of proposals to meet an effective housing land supply shortfall – and only if/when agreed by the planning authority to exist – is likely to bear minimal environmental effects.

This hypothesis is consolidated and reinforced by the findings of the subsequent screening exercise of the various design principle topics (which underpin the briefs) which finds,

- (a) The principles consistently and cumulatively affect few SEA environmental topics
- (b) The environmental topics affected are noted to exhibit consistently minor and beneficial effects
- (c) Passive provision awaits industry-led submissions which present a context of unknowable spatial dimension to effects. This, coupled with the confinement of acceptable sites to Local development (<= 49 units), and a mitigating requirement to be otherwise consistent with strategic policy, suggests directly-attributable effects arising from specific proposals acceptable via the SG will be minimal

The resulting conclusion is that the provisions and implementation of this SG is not likely to have significant effects on the environment and that on this basis an SEA is not required.

When completed send to: SEA.gateway@scotland.gsi.gov.uk or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.

ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005

Screening Determination of South Ayrshire Council
under section 8(1) of the Act re:

Supplementary Guidance: Housing Site Design Briefs

(Prepared for Proposed South Ayrshire Local Development Plan 2)

In accordance with the above-quoted legislation and having had cognisance of the Consultation Authorities' concurring views, this statement forms the screening determination of South Ayrshire Council; finding that the qualifying 'plan or programme' as named above is not likely to have significant environmental effects and as such that no environmental assessment is required.

The form overleaf comprises the statement of reasons for this determination, as required by section 8(2)(b) of the Act and as having applied the criteria specified in schedule 2 of the Act, such as they relate to the subject document.

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

South Ayrshire Council

Title of the plan:

Supplementary Guidance: Housing Site Design Briefs

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

[Statutory review of the adopted South Ayrshire Local Development Plan](#)

Plan subject:

(e.g. transport)

[Town and country planning \(statutory\)](#)

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

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STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

As formal statutory Supplementary Guidance (SG), this PPS will supplement parent *LDP policy: maintaining and protecting land for housing*, as contained in South Ayrshire Proposed Local Development Plan 2 (PLDP2). Its preparation is precipitated by a commitment in that policy to provide the guidance. Once adopted, the SG becomes part of the development plan and so in the plan hierarchy will thus enjoy its weight as the prime material consideration in decision-making. The SG supports the development of PLDP2-allocated housing sites as successful places by establishing design priorities for each site.

Description of the Plan:

Focus and direction: this PPS does not itself select nor formally allocate housing release sites; that matter is predetermined by PLDP2 and its full SEA. As the SG's design guidance is not overtly prescriptive but sets broad parameters, its 'powers' are thus confined to forming a material consideration as a yardstick / benchmark against which Development Management may assess matters of detail in future application-stage proposals. Its spatial/temporal scope is confined purely to the suite of PLDP2 allocated housing sites, for the duration of the plan period 2019-29. Its focus and remit is in seeking to ensure design issues like accessibility, site layout, building design, open space, landscaping and boundaries are all integral to the design process for the site and therefore that the design of housing developments recognise the locality of the site, and complement the features that characterise adjacent settlements.

What are the key components of the plan?

The SG singular subject matter lends a basic structure. Its introduction quotes the parent policy and states the SG's purpose. It proceeds directly to a schedule of consecutive site briefs, for each allocated housing site. Each brief comprises a site plan spatially illustrating layout, access and movement principles, alongside a tabulated framework of site design criteria; itemising principles under design topics including built design, site layout, landscaping, open space, access etc.

Have any of the components of the plan been considered in previous SEA work?

The core PPS 'component' dealt with are the housing site allocations made via PLDP2 itself, whose outcomes (ie tenets of the housing strategy, and allocations made via it) have had full SEA via Final ER: the housing strategy via a series of policy assessment matrices, and individual allocations via a Land Assessment Framework methodology respectively. Further, the provisions of PLDP2 and the SEA conclusions thereupon are highly current, dated June 2019. It is argued it is the land use allocated on a given site that bears fundamental prospects of significant environmental effects; that matter is pre-determined by PLDP2. By contrast, this SG remit is purely on design parameters to encourage high-quality outcomes on those sites (within the context of a land use already determined).

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

As above, singular structure means that excepting introductory text, the SG's sole component is the schedule of site briefs. Accordingly and to provide appropriate interrogation of the potential effects of the provisions articulated within those briefs, the screening assessment is divided to sub-components comprising the various topic areas of the design principles, as tabulated in the briefs, viz. design/layout, landscape/boundaries, open space, transportation/access and (anticipated liability for) education contributions.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

Plan Components (Topics as tabulated within the framework of each brief)	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
Design / layout	x	x	x	x	x	x	x	x	✓	x	Effects mostly aesthetic rather than environmental. Thoughtful design and layout may slightly help sites to sit better in host landscape.	The direct environmental effect of these principles is minimal once isolated from the overarching context of the sites' allocation for residential use, and the intrinsic effects of same.
Landscape/boundaries	✓	x	x	x	x	x	x	x	✓	x	Thoughtful landscaping and boundaries may have minor effects in helping sites sit better in host landscape; 'soft'/green treatments may have some biodiversity value.	The direct environmental effect of these principles is minimal once isolated from the overarching context of the sites' allocation for residential use, and the intrinsic effects of same.
Open Space	✓	✓	x	x	x	x	x	x	x	x	OS as a recreational resource benefits human health. OS planting may have some minor biodiversity benefit.	The direct environmental effect of these principles is minimal once isolated from the overarching context of the sites' allocation for residential use, and the intrinsic effects of same.
Transportation /access	x	✓	x	x	x	x	✓	x	x	x	Basic matters of site access and accessibility were considered at prior allocation stage (ie. SEA'd). SG principles encourage, at basic level, active travel and site permeability.	The direct environmental effect of these principles is minimal once isolated from the overarching context of the sites' allocation for residential use, and the intrinsic effects of same.
Education obligations	x	x	x	x	x	x	x	x	x	x	This is an exempt matter as contributions towards educational infrastructure is purely financial	N/A

STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING

Summary of interactions with the environment and statement of the findings of the Screening:

(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

The screening process provides the following key findings on the interactions of the subject PPS with the environment:

Specifically, that the starting point for the SG is the prior allocation of a range of housing release sites as made by the PLDP2 itself; noting the PLDP2 precipitates the SG which will become a part of PLDP2 upon adoption. The SG itself is not prescriptive but sets broad parameters forming a material consideration as a yardstick for DM assessment of detail. The PLDP2, including the housing site allocations as sole focus of the SG, was fully and recently SEA'd to include strategic, policy and site-specific provisions.

It is argued that it is the actual allocation of sites, and the land use allocated on a given site, that bears fundamental prospects of significant environmental effects, and thus, this matter being the one pre-determined by PLDP2, by contrast the SG's subsidiary and non-prescriptive focus on advancing design parameters promoting successful site development is likely to bear minimal environmental effects.

This hypothesis is consolidated and reinforced by the findings of the subsequent screening exercise of the various design principle topics (which underpin the briefs) which finds,

- (a) The principles consistently and cumulatively affect few SEA environmental topics
- (b) The environmental topics affected are noted to exhibit consistently minor and beneficial effects
- (c) Isolating effects that are actually directly attributable to the design principles, as distinct from the overarching context of the effects intrinsic to the allocation of the sites for residential use, is difficult (ie. SEA of the act of residential site allocation assumes and considers consequent aspects, eg. open space provision); doing so to the extent feasible suggests direct effects are minimal

The resulting conclusion is that the provisions and implementation of this SG is not likely to have significant effects on the environment and that on this basis an SEA is not required.

When completed send to: SEA.gateway@scotland.gsi.gov.uk or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.